

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 16, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Deputy Mayor Rankin
Aldermen Bird, Bowers, Harcourt, Kennedy,
Marzari, Sweeney and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Boyce (Ill)
Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of their teacher, Mr. Klassen.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT the Minutes of the Special Council Meeting (Public Hearing) of December 4, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), of December 9, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT the Minutes of the Special Council Meeting (Public Hearing) of December 9, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT the Minutes of the Special Council Meeting of December 11, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Rankin in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Heritage Designation -
Lord Strathcona School

Council on October 28, 1975, when considering a list of buildings recommended for designation by the Heritage Advisory Committee, passed the following motion:

"That consideration of the designation of Lord Strathcona School at 592 East Pender Street as a heritage building be deferred pending receipt of further information from the Heritage Committee as to what portion of the school the Heritage Committee is recommending be designated."

Subsequently, the Heritage Advisory Committee at its meeting on November 17, 1975, recommended as follows:

"That Council be advised the Heritage Committee recommends that the oldest part of Strathcona School, the portion which faces on Keefer Street, be designated an 'A' Category heritage building."

Council on December 2, 1975, deferred this whole matter pending the hearing of a delegation from the School Board. School Trustee Dr. Lavin addressed the Council this day and filed a brief dated December 15, 1975, in which a number of reasons were given on why the School Board opposed designation of Lord Strathcona School and the designation of other school buildings.

Mr. Rob Watt, representing the Heritage Advisory Committee, spoke in support of the Committee's decision to designate only a portion of the school building and referred to discussions he had held with the Principal of Lord Strathcona School.

MOVED by Ald. Harcourt,
THAT the recommendation of the Heritage Advisory Committee dated November 17, 1975, be approved.

(Deferred)

MOVED by Ald. Volrich,
THAT this whole matter be deferred pending a meeting between the Heritage Advisory Committee and the School Board to discuss the concerns expressed in the School Board's brief dated December 15, 1975, and, in addition, the economics of designating part of the school as an "A" Category heritage building.

- CARRIED

*(Aldermen Bowers, Marzari and Deputy Mayor Rankin opposed)

2. Vancouver Community College
Council - Development Permit

It was agreed to defer consideration of this matter pending the hearing of a delegation this evening.

3. Juvenile Detention Home
2625 Yale Street

Council on December 9, 1975, deferred consideration of a Manager's report (Finance Matters), dated December 5, 1975, concerning the Juvenile Detention Home at 2625 Yale Street to this meeting of Council.

MOVED by Ald. Harcourt,
THAT Council approve the demolition of the Juvenile Detention Home and the estimate as outlined in the body of the report in the amount of \$33,200, and the necessary funds be transferred from Contingency Reserve.

- CARRIED UNANIMOUSLY

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Juvenile Detention Home
2625 Yale Street (cont'd)

MOVED by Ald. Harcourt,

THAT a meeting be arranged between the Standing Committee on Community Services and appropriate Provincial Government authorities to discuss the topic of juvenile detention facilities in the Lower Mainland.

- CARRIED UNANIMOUSLY

4. Strata Title Application -
Conversion, 1575 Beach Avenue

Council on December 2, 1975, when considering a Manager's report regarding a strata title application at 1575 Beach Avenue, deferred the report pending submission of a further report from the Director of Social Planning in respect of the attitude of the occupants of 1575 Beach Avenue.

Pursuant thereto, the Council noted a report of the City Manager dated December 15, 1975, in which the Director of Social Planning concluded that after interviewing 13 tenants, less than 90% unequivocally approved and endorsed the conversion. It was therefore recommended as follows:

"That no action be taken by City Council, at this time, on Neil Cook's application to convert his rental apartment at 1575 Beach Avenue to strata title ownership;

That in the future, tenants living in buildings affected by conversion applications of this kind be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council."

The City Manager recommended that the foregoing recommendations of the Director of Social Planning be approved.

MOVED by Ald. Kennedy,

THAT the report of the City Manager dated December 15, 1975, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the strata title policy be referred to the City Manager for review and report to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

Part Report of Vehicles for
Hire Board (December 10, 1975)

Taxi Rate Increases
(Clause 1)

MOVED by Ald. Bird,

THAT the recommendation of the Vehicles for Hire Board as contained in this Clause, with respect to taxi rate increases, be approved.

- CARRIED

(Aldermen Bowers, Marzari and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. Petitioning Support for Less
than 10% Increase in GVRD Budget

Under date of December 4, 1975, the Corporation of Delta submitted a letter petitioning the City of Vancouver to request that the Directors of the Regional District endeavour to produce a budget that is within a 10% increase over its 1975 budget.

MOVED by Ald. Sweeney,
THAT the letter from the Corporation of Delta be received.

- CARRIED

(Alderman Bowers opposed)

The City Clerk was instructed to circulate the GVRD's budget to all members of Council.

2. Resubmission of Call for Tenders
re Sale of 1530 West 8th Avenue

Council deferred consideration of this matter pending the hearing of a delegation this evening.

3. Variation in Police
Authorized Strength

The Council noted a letter from the Vancouver Police Board dated December 11, 1975, on the variation of police authorized strength. The Police Board recommended as follows:

"That, effective February 22nd, 1976, the authorized strength of the Vancouver Police Department be altered as indicated in the above table:

INCREASE: 1 Sergeant
5 Detectives
3 Corporals

DECREASE: 9 Constables

That the amount of \$21,659.87 (1975 Rates) be approved for this purpose, to be included in the 1976 Police Budget Estimates."

MOVED by Ald. Volrich,
THAT the recommendations of the Vancouver Police Board as contained in its letter of December 11, 1975, be approved.

- CARRIED

(Alderman Marzari and Deputy Mayor Rankin opposed)

4. Bond Issue, New York

In a letter dated December 15, 1975, the Director of Legal Services requested that the City indemnify him against any personal liability arising out of legal opinions given in respect of a \$20 million bond issue.

MOVED by Ald. Volrich,
THAT the City of Vancouver shall indemnify Charles S.G.C. Fleming, Director of Legal Services, against any personal liability in any action, matter or proceeding arising out of his legal opinion dated December 16, 1975, and rendered to the following vendors in the City of Vancouver Debenture Issue for \$20,000,000 due December 1, 1995:

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Bond Issue, New York
(cont'd)

Aetna Life Insurance Company
The State Teachers Retirement Board of Ohio
The Mutual Benefit Life Insurance Company
Connecticut General Life Insurance Company
The Franklin Insurance Company
Occidental Life Insurance Company of California
The Minnesota Mutual Life Insurance Company.

- CARRIED UNANIMOUSLY

5. Site Office -Proposed Staffing

The Council agreed to defer consideration of a letter from the Cedar Cottage N.I.P. Committee until later in the agenda when Council will be considering a report from the Standing Committee on Planning and Development dated December 4, 1975, on the matter of the Cedar Cottage Site Office.

6. Commemoration Concert - Queen
Elizabeth Theatre - Grant Request

The Council noted a letter from Kitsilano Boys' Band Alumni Association dated December 15, 1975, requesting a grant equal to the rental of the Queen Elizabeth Theatre for the purpose of a concert to honour the occasion of the 84th birthday of the Band's leader, Mr. Arthur Delamont.

MOVED by Ald. Volrich,

THAT a grant equal to the rental of the Queen Elizabeth Theatre be approved to the Kitsilano Boys' Band Alumni Association.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
DECEMBER 12, 1975

Works & Utility Matters
(December 12, 1975)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Closure of 3rd Avenue, 48th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway
- Cl. 2: CMHC Grant for Storm Sewer Construction in Champlain Heights
- Cl. 3: Tender No. 57-75-12 - Cast Iron Waterworks Fittings, Valves, Hydrants

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Social Service & Health Matters
(December 12, 1975)

Vancouver Community College Student
Health Services Budget Approval
1975 (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(December 12, 1975)

The Council considered this report which contains seven
clauses identified as follows:

- Cl. 1: 'Oceanic Plaza' Pedestrian Overpass to
'Guinness Tower'
- Cl. 2: Strathcona Rehabilitation Project Expenses
in Connection with Massey Award
- Cl. 3: D.P.A. #71496 - 7520 Cambie Street (Petition
Filed by Neighbouring Property Owners)
- Cl. 4: Self-Serve Station - Gulf Oil
2277 Kingsway
- Cl. 5: Potential Housing Sites - 46th & Arlington
and Walker & Copley
- Cl. 6: Sign Application - 736 Main Street
- Cl. 7: Amendments to Building By-law 4702

The Council took action as follows:
'Oceanic Plaza' Pedestrian Overpass
to 'Guinness Tower' (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Alderman Marzari and Deputy Mayor Rankin opposed)

Strathcona Rehabilitation Project Expenses
in Connection with Massey Award (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Planning as
contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3, 5 and 7

MOVED by Ald. Volrich,
THAT Clauses 3 and 5 be received for information, and the
recommendation of the City Manager contained in Clause 7 be approved.

- CARRIED UNANIMOUSLY

Self-Serve Station - Gulf Oil
2277 Kingsway (Clause 4)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Aldermen Harcourt, Sweeney and Deputy Mayor Rankin opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(December 12, 1975) (cont'd)

Sign Application - 736 Main
Street (Clause 6)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(December 12, 1975)

Soliciting for Charity on
City Streets (Clause 1)

In considering this Clause, the Council was advised that a
letter had been received today from the International Society for
Krishna Consciousness Inc. (ISKCON), requesting to appear as a
delegation before Council.

MOVED by Ald. Marzari,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the delegation request of ISKCON be granted.

- CARRIED

(Aldermen Bird and Kennedy opposed)

Finance Matters
(December 12, 1975)

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Artists Gallery
- Cl. 2: P.C. 402 C.M.R. Offer - Legal Expenses
- Cl. 3: Investment Matters (Various Funds) October, 1975
- Cl. 4: Railway Spur Track across Kent Street South
- Cl. 5: Tender No. 12-76-1 - Uniforms and Raincoats
(Policemen and Firemen)

The Council took action as follows:

Artists Gallery
(Clause 1)

MOVED by Ald. Kennedy,
THAT this Clause be deferred for consideration by the Standing
Committee on Finance and Administration.

- LOST

(Aldermen Bird, Bowers, Harcourt, Marzari, Sweeney, Volrich
and Deputy Mayor Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Social Planning as
contained in this Clause be approved, but that this grant be
considered as an advance on any grant that may be provided to the
Artists Gallery in 1976.

- CARRIED UNANIMOUSLY

cont'd....

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The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:00 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(December 12, 1975) (cont'd)

P.C. 402 C.M.R. Offer - Legal
Expenses (Clause 2)

MOVED by Ald. Bird,
THAT the recommendation of the Police Commission as contained in this Clause be approved.

- CARRIED

(Deputy Mayor Rankin opposed)

Investment Matters (Various Funds)
October, 1975 (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 12, 1975)

Personnel Regulation 253 -
Travelling Expenses (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(December 12, 1975)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Vancouver Chinatown Housing Society
S/S Union Street between Campbell and Raymur
- Cl. 2: Tenants on the Harbour Parks Development Ltd.
Property and Entrance to Stanley Park
- Cl. 3: Demolitions - Various Properties
- Cl. 4: Insurance Brokerage Appointment to the
City of Vancouver

The Council took action as follows:

Vancouver Chinatown Housing Society - S/S
Union Street between Campbell & Raymur (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(December 12, 1975) (cont'd)

Clauses 2, 3 and 4

MOVED by Ald. Bird,

THAT Clauses 2 and 3 be received for information, and the recommendation of the City Manager contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

B. Oakridge: Ingress/Egress Changes

Council agreed to defer consideration of this matter pending the hearing of delegations this evening.

C. Park Board - Reorganization and Staffing

The City Manager under date of December 11, 1975, submitted the following report:

This report will deal with Recommendations "A", "C", "F" and "G", which were submitted by the Task Force on Recreation to a joint meeting of the Standing Committee on Finance and Administration and the Standing Committee on Community Services on October 2, 1975; and considered by City Council at its meeting of October 21, 1975.

It is noted that Recommendation "D", relating to secretarial staff, will be the subject of a future report.

RECOMMENDATION "A"

On October 2, 1975, the Task Force recommended:

"Approve the Task Force on Community Recreation Services report dated April 14, 1975, respecting the re-organization of the Recreation Services Division."

Council resolved on October 21, 1975:

"That Recommendation A be deferred until the total staffing requirements resulting from the report are known..."

By correspondence from the Superintendent of the Park Board, dated November 14, 1975, the total staffing implications were reported as follows:

"I have been advised that if the reorganization structure as suggested in the report was ever carried out, a total of 91 additional staff would be required."

On December 2, 1975, Council approved a report of the Standing Committee on Finance and Administration, dated November 20, 1975, which included the following recommendation:

"That, as a general policy, no increases in staff be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

- a) Exception to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;"

In view of the foregoing, it seems appropriate to receive the report of the Task Force at this time since approval of the report would imply a significant further increase in staff. Specific items of policy contained within the report should be the subject of discussions between the new Director of Recreation Services, the Park Board, and City Council, in the future.

RECOMMENDATIONS "C" AND "F"

Recommendation "C" read as follows:

"Approve the establishment of two (2) additional Area Manager positions at pay grade 29."

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)Park Board - Reorganization
and Staffing (cont'd)

Recommendation "F":

- "(i) Approve the establishment of Community Recreation Director positions for all areas where two or more recreation facilities are located on one site; and that the duties and responsibilities of this position be in accord with the reorganization, philosophy and objectives proposed for the Recreation Services Division in this report.
- (ii) Salaries for two Recreation Programmers be approved."

Council's resolution of October 21, 1975, read as follows:

"That Recommendations C and F be referred to the City Manager for report back."

The Administrative Analyst has discussed the general organization of the Recreation Division with the Acting Director of Recreation. The present organization, as shown in Appendix I, illustrates the span of control delegated to present Area Managers. With 15 people reporting directly to each Area Manager, supervision is less than satisfactory.

This situation makes it difficult for the two Area Managers to maintain effective liaison with the Community Centre Associations. supervise the Community Centre Directors and Assistant Community Recreation Directors, and develop coherent and integrated programmes within their areas.

Principal reasons for establishing four (4) Area Managers are:

- (a) To reduce the span of control.
- (b) To assume direct responsibility for liaison with Community Centre Associations. This weakness was reported by the Task Force as one of their major findings:

"An uneven and jurisdictionally fuzzy relationship between Community Associations and Recreation Division which has created misunderstanding, distrust and, at times, animosity between elected Parks Board Commissioners, Recreation staff and Community Associations."

Discussions with the Acting Director of Recreation have concluded that a reorganization can be effected within the existing staff complement. Clearly-defined job classifications will be required to eliminate the apparent overlap of responsibilities inherent in the present organization. A number of positions will be eliminated; their tasks will be reallocated, and their responsibilities redefined. The proposed organization is shown in Appendix II.

In general, there is a reduction in the number of recreation titles inherent in the proposed reorganization. Community Centre Directors will be re-titled. Community Recreation Directors will be re-titled Community Recreation Co-ordinators. Co-ordinators and Centre Directors will report to Area Managers. The general definition of responsibilities for the new positions follows:

1. The Community Recreation Co-ordinator is primarily responsible for the administration and control of the operations at sites where two or more recreation facilities are located. The primary function of this position will be the effective management of the physical facility.

Unresolved at this time is the question of reporting responsibility for the Operating Engineers and Building Service Workers located in major recreation facilities. Some staff economies may be attained by an integration of the building maintenance function within such facilities. This should be subject to review by the Administrative Analyst and the Park Board three months after the reorganization has been implemented.

2. Recreation Programmer. The Programmer will be responsible for conducting both Sport/Fitness and Cultural Programmes within community centres, rinks, pools, and where appropriate, in the community at large.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Reorganization
and Staffing (cont'd)

Adoption of the proposed organization will result in the following 33 positions being abolished (or reclassified):

- 5 Community Centre Directors
- 18 Assistant Community Centre Directors
- 3 Community Recreation Directors
- 3 Rink Managers
- 1 Assistant Pool Manager
- 3 Pool Managers

The following 33 positions will be established, and classified by the Director of Personnel Services:

- 2 Area Managers
- 5 Community Recreation Co-ordinators
- 25 Recreation Programmers
- 1 Recreation Trainee.

For purposes of comparison, the present and proposed organizations for Killarney Community Centre and the Riley/Douglas Community Centres are shown in the attached Appendixes III and IV.

It should be noted that the proposed organization features a logical progression for staff to advance through the system. The Recreation Trainee in the Central Services Division would be promotable to a Programmer. Promotable Programmers could advance to Community Centre Directors and Community Recreation Co-ordinators.

RECOMMENDATION "G"

The Task Force's recommendation follows:

"Approve salary, office and administration costs in advance of the 1976 budget in the amount of \$157,305.00 as follows:

(i)	Salaries	\$130,272.00
(ii)	Fringe benefits	15,633.00
(iii)	Administration costs	<u>11,400.00</u>
	TOTAL	<u>\$157,305.00*</u>

* Subject to change re deletion of recommendations 5 & 6 in the Task Force Report dated September 26, 1975."

Council, on October 21, 1975, resolved:

"...Recommendation G be deferred until the City Manager reports on Recommendations C and F."

Because of the major redefinition of responsibilities and functions of personnel in the Recreation Division, the principal costs will be related to classification of new positions. Until the positions have been classified, it is not practical to estimate costs of implementation.

RECOMMENDATIONS

The City Manager RECOMMENDS as follows:

1. That the report of the Task Force on Community Recreation Services be received.
2. That the organization of the Recreation Division, as described herein, be approved, and implemented as soon as possible.
3. That the following 33 positions be abolished (or reclassified):

- 5 Community Centre Directors
- 18 Assistant Community Centre Directors
- 3 Community Recreation Directors
- 3 Rink Managers
- 1 Assistant Pool Manager
- 3 Pool Managers

CITY MANAGER'S AND OTHER REPORTS (cont'd)Park Board - Reorganization
and Staffing (cont'd)

4. That the following 33 positions be established, and classified by the Director of Personnel Services:
 - 2 Area Managers
 - 5 Community Recreation Co-ordinators
 - 25 Recreation Programmers
 - 1 Recreation Trainee.
5. That the functions, responsibilities and workload of the Area Managers be reviewed six months after the reorganization has been implemented.
6. That the budget and requirements for additional stenographic staff be the subject of a future report.
7. That staff relationships within the Central Services Division be the subject of a future report.
8. In order to allow for the orderly transition to the new organization, the 2 Area Managers should be established, as soon as possible, as additional positions. Because these positions may be filled from outside the civic service, a temporary increase in the total staff could occur. This increase will be eliminated by attrition, with the ultimate result of reducing the complement to its present authorized level.

The representatives of the Park Board staff and the Recreation Task Force concur with the foregoing at this time.

A copy of this report has been forwarded to the V.M.R.E.U.

MOVED by Ald. Sweeney,

THAT the recommendations of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

D. West End Community Centre -
Staffing

The City Manager under date of December 8, 1975, submitted the following report of the Superintendent of Parks:

"The West End Community Centre is expected to open in January of 1976. This Centre includes an ice rink, senior citizens' lounges, nursery school, art studio, meeting rooms, auditorium, teen lounge, as well as a "health club" area comprised of two handball courts, two squash courts, an exercise room, a sauna area and a roof top tennis court. The foregoing portions of the Centre will be under the direct control of the Park Board, it being anticipated that these activity areas will be open from 9:00 a.m. to 11:00 p.m. on weekdays; 10:00 a.m. to 9:00 p.m. on weekends and holidays.

The Centre also includes a secondary school library, a public library, an underground parking area for 157 cars, a restaurant and an ice rink concession area. Staffing for the public library was resolved by Council on July 22nd. Negotiations are underway with various private operators for the operation of the underground parking area. A future Council report is anticipated on this matter. The lease arrangements to operate the restaurant have not been finalized. The Park Board expect that the restaurateur will also operate the ice rink food concession.

BUILDING MAINTENANCE AND OPERATION

On July 29, 1975, Council approved the establishment of a Stationary Equipment Operator for the West End Community Centre. Because the Park Board staff will be responsible for cleaning both libraries as well as the Community Centre and ice rink, a total complement of eight (8) Iceman/Janitors is proposed. In order to accommodate the variable shifts necessary for the operation of this Centre, and to provide 24-hour security, two of these positions should be funded on a part-time basis.

RECREATION PROGRAM OPERATION

On February 5, 1974, City Council established the position of Community Recreation Director for the West End Community Centre. Because the Director is responsible for the co-ordination of recreation services in the local area served by the Community Centre, this person's responsibilities will extend beyond the physical confines of the Centre.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)West End Community Centre -
Staffing (cont'd)

Three recreation program persons are proposed to maintain the anticipated operating hours and conduct recreation programs throughout the community. These people may be transfers from the West End Recreation Project (see next page). It is further proposed to employ a Cashier/Clerk-Typist in the Community Centre office during the hours the Centre is open.

SKATING RINK

The West End Community Centre skating rink is of non-standard dimension and is not equipped with team benches or penalty boxes as most ice rinks, and the method of operation is relatively uncertain at this time. It is, therefore, proposed to staff the ice rink with a permanent Cashier/Clerk-Typist and provide funds for part-time Skate Room Attendants, Commissionaires and Cashiers.

PROGRAM ACTIVITIES

Discussions with the West End Community Centre Association have indicated that the Association does not anticipate having any direct involvement in carrying out recreation programs in the Centre. Initially, they expect to function as an advisory group only. Consequently, the programming staff will have to assume responsibility for the full range of recreation programs, both within and without the Community Centre. Discussions with the Park Board have indicated that a total of \$20,000 per year would be sufficient to carry out these programs. It is expected that this allocation will cover the cost of part-time instructors and programmers, as well as the rental cost for outside premises.

OTHER EXPENSES

Other expenses in operating the Community Centre have been estimated by the Park Board, as follows:

<u>ITEM</u>	<u>1976 Costs</u>
Building Maintenance: Materials	\$ 3,000
Labour	2,000
Fringe Benefits	700
Electricity	4,000
Natural Gas	4,000
Water	1,200
Janitor Supplies	800
Scavenging	500
Propane - Zamboni Fuel	2,000
Gasoline - Edger Fuel	150
Coveralls - for Staff	450
Mechanical Preventative Maintenance	1,500
Zamboni Blade Sharpening	800
Telephone system - annual	1,100
- non-recurring	<u>3,600</u>
	\$ 25,800

Credits against the foregoing costs are being negotiated with the Vancouver Public Library and the School Board with regard to the provision of services to these facilities. On July 29, 1975, City Council approved an operating budget for the branch library which included \$3,900 for heat, light, water and janitorial contracts.

WEST END RECREATION PROJECT

The West End Recreation Project was established in 1967 for the purpose of providing public recreation programs in existing community facilities in the West End. The main office of the project has been located in King George High School.

Because the provision of recreation services in the West End will now become the function of the staff at the West End Community Centre, this project should be disbanded in the same manner as the Vancouver East Recreation Project.

The 1975 budget for the West End Recreation Project is \$106,300, including \$9,250 head office overhead allocation.

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)West End Community Centre -
Staffing (cont'd)SUMMARY

<u>Permanent Staff *</u>	<u>Pay Grade</u>	<u>1976 Costs</u>
Community Recreation Co-ordinator	27	\$ 21,746
Programmers (4)	18 - 20	62,026
Equipment Operator II	19	15,187
Iceman/Janitors (6)	14	72,737
Cashier/Clerk-Typists (2)	10	21,101
Sub-total		\$ 192,797

<u>Part-time Staff *</u>	<u>Hours/ Week</u>	<u>Pay Grade</u>	<u>1976 Costs</u>
Cashier/Clerk-Typist	28	10	\$ 8,139
Watchman/Janitor	42	13	12,686
Cashier/Attendant	28	6	7,280
Doorman	18	10	3,900
Skate Room Attendant II	40	11	8,892
Skate Room Attendant I	29	7	5,720
Sound Room Operator	16½	8	3,380
Guard/First Aid	40	11	8,892
Ice Patrols II	18	10	3,900
Commissionaire \$5.50/hr.	26		4,862
Sub-total			\$ 67,651

(* All staff at mid-step; including fringe benefits; no C.O.L.A.)

Other Costs

Program Expenditure	\$ 20,000
Operating Costs	25,800
Sub-total	\$ 45,800

<u>TOTAL COST OF OPERATION</u>	<u>\$ 306,248</u>
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Offsetting revenues have not been completely appraised at this time. However, it is City policy that charges for Community Centre programs cover the fees plus the cost of materials and supplies. The Park Board will derive some offsetting revenues from the programs which they conduct. The abolition of the West End Recreation Project will result in savings totalling \$101,600 at 1976 wage rates, all other costs not inflated. Until contracts are negotiated with independent operators, the Library Board and the School Board, and until the ice rink program has been established, other revenues cannot be accurately assessed.

REVENUES

Recreation Programs	\$ 15,000
Restaurant, Ice Rink Food	6,000
Parking Garage	31,000
Ice Rink Income	51,000
Library, School Board Janitorial	13,000

<u>TOTAL ESTIMATED REVENUES:</u>	<u>\$ 116,000</u>
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RE-ALLOCATION PARK BOARD FUNDS

West End Recreation Project	\$ 101,600
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<u>TOTAL ESTIMATED REVENUES AND RE-ALLOCATED FUNDS</u>	<u>\$ 217,600 "</u>
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The Comptroller of Budgets advises that if this report is approved, the funds will be budgetted in the 1976 Park Board estimates.

The V.M.R.EU. have received a copy of this report.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)West End Community Centre -
Staffing (cont'd)RECOMMENDATIONS:

The City Manager RECOMMENDS as follows:

1. That the following additional 12 positions be established in the West End Community Centre; all positions subject to classification by the Director of Personnel Services:
 - 4 Recreation Programmers
 - 6 Iceman/Janitors
 - 2 Cashier/Clerk-Typists.
2. That a total of \$67,651 (1976 rates) be approved for part-time operating personnel.
3. That a total of \$20,000 per year be approved for part-time Programmers and Instructors for the operation of recreation programs.
4. That operating expenses of \$25,800 per year be approved.
5. That the West End Recreation Project be disbanded, effective December 31, 1975, including all established positions that are currently part of that program; the permanent staff being reassigned, if they desire, to similar positions within the Park Board.
6. The open hours be subject to review by Park Board staff in the fall of 1976.

MOVED by Ald. Bird,

THAT the recommendations of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

E. Landmark Projects Corporation Ltd.
Proposal - 2300 Block Wall Street

The City Manager under date of December 12, 1975, submitted the following report of the Director of Planning and City Engineer:

"Landmark Projects Corporation Ltd. applied on October 10, 1975 for a development permit to construct an eleven storey apartment building containing 66 dwelling units in the 2300 Block Wall Street under RM-3 zoning. The Urban Design Panel expressed criticism of the proposed design, and recommended that the design be referred back to the architect for substantial improvements. A preliminary review by the Planning Department of the plans submitted indicated conformity with the Zoning and Development By-law, and a development permit would eventually have had to be issued for this outright use subject to amendments being made to the design of the building. However, local area residents and the Grandview-Woodland Interim Planning Committee requested that Council defer approval of the application, until the opinion of the residents regarding the proposed development could be made known.

Council on November 4, 1975 considered a memorandum from the Mayor dated November 3, 1975 which referred to the proposed eleven storey apartment complex. Council unanimously resolved "THAT the Director of Planning be instructed to make application for rezoning of the area bounded by Nanaimo, Wall, the lane north of Hastings, and Semlin Street" to RM-3A, and further "THAT the Director of Planning enter into negotiations with the developer with respect to a redesign of the development in view of the proposed rezoning."

The Planning Department has made the necessary application for rezoning of the above mentioned area to RM-3A. The Department met with Messrs. D. and F. Briscoe of Landmark Projects Corporation Ltd. on December 2, 1975. Following this meeting, a written submission was received from them on December 3, 1975 (refer to Appendix I). Landmark basically agreed to scale the development down to low-rise configuration, in return for the following considerations:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Landmark Projects Corporation Ltd.
Proposal - 2300 Block Wall Street
(cont'd)

1. In exchange for the dedication to the City of Vancouver by Landmark Projects Corporation Ltd. of portions of the site required for future widening of Wall Street and realignment of the Wall and Nanaimo intersection, the City closes the lane immediately adjacent to Lot 8 of the site, and title to this property passes to Landmark Projects Corporation Ltd. Additionally, that the allowable building area in the new low-rise development includes the floorspace equivalent to the land along Wall Street dedicated to the City, as well as the floor space equivalent to the lane.
2. The City of Vancouver grants to Landmark Projects Corporation Ltd. the ten-foot wide lane behind Lots A, B, C, and D in Block 27, D. L. 200A (in the vicinity of Fifth Avenue and Brunswick Street in the Mount Pleasant area) to complete a site assembly at that location.
3. The City gives top priority to processing the new drawings and development permit application for a low-rise building on Lots 8 - 11A, Block 2, D. L. 184 in order that a minimum delay will be experienced.

Representatives of the Planning, Engineering and Finance (Property and Insurance) Departments have reviewed the Landmark proposals. Staff comments on the various requests by the Company are as follows:

- (1) The lane immediately southwest of the subject site can be dispensed with from a traffic point of view, although it does contain a sewer for which an easement would have to be provided if the City were to dispose of the lane. Additionally, the lane entrance would have to be reconstructed and certain hydro poles relocated. On the other hand, the strips of land on the east side of Wall Street presently owned by Landmark Projects Corporation Ltd. are required for eventual widening of Wall Street (refer to Appendix II).

Regarding the floor space ratio of the proposed building, a cursory check of the plans for the eleven storey building, revealed that the applicant had included the adjoining city lane in the site area and F.S.R. calculations. On the basis of these calculations, the development would have provided 66 dwelling units. Approximately five fewer units would have been possible had the lane not been included in the site.

- (2) This matter is not related to the Wall Street proposal and we recommend that it not be considered a part of these negotiations.
- (3) The Planning Department has undertaken to process new drawings under the original development permit application, and will give top priority to the processing of the amended development permit application for a low-rise apartment building on this site. The owners were given this undertaking by the Zoning Planner at the December 2, 1975 meeting.

Accordingly, the Director of Planning and the City Engineer recommend:

1. THAT the portion of the lane adjacent to the southwesterly limit of Lot 8, Block 2, D. L. 184 be closed, stopped up, and conveyed to the abutting owner (Landmark Projects Corporation Ltd.) subject to:
 - (a) Landmark Projects Corporation Ltd. dedicating the required portions of their property to the City of Vancouver for the widening of Wall Street and realignment of the Wall and Nanaimo intersection (see Appendix II).
 - (b) The City being granted a sewer and drainage easement to contain the existing sewer in the lane.
 - (c) The existing catch basin being removed or relocated at the applicant's expense.
 - (d) All other costs to effect the lane closure being borne by the applicant (estimated cost including catch basin removal is \$2,500.00).

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Landmark Projects Corporation Ltd.
Proposal - 2300 Block Wall Street
(cont'd)

- (e) The applicant undertaking to submit revised drawings for a low-rise apartment development on the site, such development to comply with the RM-3A district schedule of the Zoning and Development By-law. Required yards are to be measured from the new property lines, while the allowable floor space will be calculated on the original site area plus the twenty-foot lane which is to be added to the site.
- (f) The applicant providing a subdivision plan to the satisfaction of the Approving Officer consolidating the site and dedicating the required road allowance, and tendering such plan for registration at the Land Registry Office prior to the issuance of the development permit.
- 2. THAT the request that the City transfer ownership of the lane behind Lots A, B, C, and D, Block 27, D. L. 200A, at no cost, to Landmark Projects Corporation Ltd. not be considered.

The Director of Planning undertakes to give top priority to the processing of a revised development permit application for Lots 8 to 11A, Block 2, D. L. 184."

The City Manager RECOMMENDS that the report of the Director of Planning and the City Engineer be approved.

MOVED by Ald. Volrich,

THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Planning and Development,
December 2, 1975

Grandview-Woodland Area Planning
(Clause 1)

In considering this Clause, it was noted that the West Grandview Property Owners' Association is requesting to appear as a delegation on this matter on January 13, 1976.

MOVED by Ald. Bowers,

THAT this report be deferred pending the hearing of a delegation from the West Grandview Property Owners' Association on January 13, 1976.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
December 4, 1975

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Local Initiatives Program 1975-76
- Cl. 2: Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975
- Cl. 3: Labour Relations - Encouragement of Area Bargaining and Prospective Role of UBCM as Co-ordinating Agency

The Council took action as follows:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
December 4, 1975 (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
December 4, 1975

The Council considered this report which contains six
clauses identified as follows:

- Cl. 1: Downtown Guidelines - (iii) Character Areas
- Cl. 2: 2nd and Sasamat Area - Scheme of Development
- Cl. 3: Canron Ltd., Western Bridge Division - Request
for Extension of Lease in Area 5 of False Creek
- Cl. 4: Neighbourhood Improvement Program in the
Downtown Eastside
- Cl. 5: Cedar Cottage - N.I.P. Implementation Stage
- Cl. 6: Kitsilano Area Planning Program and Neighbourhood
Improvement Program

The Council took action as follows:

Clauses 1, 2, 4 and 6

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in
Clauses 1, 2, 4 and 6 be approved.

- CARRIED UNANIMOUSLY

Canron Ltd., Western Bridge Division -
Request for Extension of Lease in Area
5 of False Creek (Clause 3)

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this
Clause be approved after amendment to read as follows:

"A. That land use Policy Option 2 be adopted for the
purposes of planning the east end of False Creek
subject to:

- (i) the major pedestrian link around the water-
front being negotiated as a desirable feature
on a lease-by-lease basis;
- (ii) requirements for major changes to existing
industries being brought to Council in
each case.

B. That the Supervisor of Property & Insurance be
instructed to negotiate with Canron Ltd., Western
Bridge Division, a lease agreement based on market
value of land and report back on a proposed extended
lease acceptable to the City and to the Company,
such lease not to involve a reduction in area other
than that required for the walkway."

- CARRIED

(Alderman Sweeney opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
December 4, 1975 (cont'd)

Cedar Cottage - N.I.P. Implementation
State (Clause 5)

In considering this Clause, Council was reminded that the Cedar Cottage N.I.P. Committee are requesting to appear as a delegation at a night meeting of Council on keeping the Site Office open until all projects are planned and under construction.

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this Clause be approved after amendment to read as follows:

- "A. That use of the site office of the Cedar Cottage Neighbourhood Improvement Program be extended to 31st March, 1976;
- B. That the temporary position of the Clerk-Typist II be extended to 31st March, 1976;
- C. That due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk-Typist;
- D. That the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Program budget to reflect the City's share as being an amount not to exceed \$4870.00.";

FURTHER THAT arrangements be made to hear the delegation as requested, and the matter of the site office termination be determined at that time.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)IV. Report of Standing Committee
on Community Services,
December 4, 1975

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Liquor Permit Application - 1024 Davie Street
- Cl. 2: Transportation for the Elderly and Disabled
- Cl. 3: Brock House Society - Request for Interim Operating Funds
- Cl. 4: Carnegie Library - Delegation from the Downtown Eastside Residents' Association

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Marzari

THAT the recommendation of the Committee contained in clause 1, be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Brock House Society - Request
for Interim Operating Funds
(Clause 3)

MOVED by Ald. Bird

THAT this clause in the Committee's report be deferred to the next regular meeting of Council.

- CARRIED

(Ald. Bowers opposed)

Carnegie Library - Delegation from
the Downtown Eastside Residents' Association
(Clause 4)

MOVED by Ald. Marzari

THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

V. Part Report of Standing Committee
on Finance and Administration,
December 11, 1975.

1976 Capital Program on
'Pay As you Go' Basis.
(Clause 1)

MOVED by Ald. Volrich

THAT recommendations (a) (b) (c) (d) (f) and (g) of the Committee contained on this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT recommendation (e) of the Committee, contained in this report, be approved.

- (carried)

Regular Council, December 16, 1975. 21

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Part Report of Standing Committee on
Finance and Administration.

(December 11, 1975) (Cont'd)

1976 Capital Program on
'Pay as you Go' Basis.
(Clause 1) (Cont'd)

MOVED by Ald. Marzari

THAT recommendation (e) of the Committee be deferred for consideration at the first regular meeting of Council in January, 1976, and the City Manager submit a report detailing a number of engineering items considered by the Special Committee, with specific reference to lane paving, street lighting undergrounding and other items.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney and Volrich opposed)

The motion to defer having lost, the motion by Alderman Volrich was put and CARRIED.

(Ald. Harcourt, Marzari and Rankin opposed)

Reference was made to a letter received this day from the Park Board on Champlain Heights Park and Recreation Developments informing of the following resolution of the Park Board:

"THAT the Board express great concern to City Council about lack of parks and recreation facilities in the Champlain Heights area to serve the existing residents, as the City is the developer and should set a good example."

MOVED by Ald. Sweeney

THAT the letter from the Park Board, dated December 16, 1975 be received and referred to the Special Meeting of Council on Champlain Heights.

- CARRIED UNANIMOUSLY

VII. Report of Committee of Officials
December 12, 1975.

Illegal Suites -
Hardship Cases.

The Special Committee of Officials re Illegal Suites - Hardship Cases submitted the following report, under date of December 12, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Veronica Chu (owner), 11 East 19th Avenue
Marijan & Theresa Bejtovic (owners), 546 S. Kamloops Street
Santi Kaur (tenant), 787 East 53rd Avenue
Arthur Claude Ostrom (tenant), 2569 Pandora Street
Deborah M. Joe (tenant), 2210 Victoria Drive
Theresa M. Leslie (tenant), 5088 Moss Street
Florence B. Jensen (tenant), 2116 Parker Street
Susan Paquette (tenant), 2796 East 14th Avenue

Cont'd.....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Committee of Officials
December 12, 1975 (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

- (b) the following applications be approved for one year from the date of this Resolution:

Harbhajan Singh Parmar (tenant), 3444 East 28th Avenue
 Josefina E. Ventura (tenant), 3196 East 8th Avenue
 Deborah Jane Johnston (tenant), 2980 Waterloo Street
 Carol E. Dohan (tenant), 2980 Waterloo Street
 Mr. R. J. Wilson (owner), 520 East 56th Avenue
 Ingrid Ann Currey (tenant), 2911 West 34th Avenue
 Wai Sun Yeung Chan (tenant), 4524 Harriet Street
 Ahmed Ahmed (tenant), 941 Ringwood Avenue
 Dale Berger (tenant), 505 West 63rd Avenue
 Siu Hung Leung (tenant), 1425 East 18th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

John Ntais (owner), 2304 Stephens Street
 Sohan Singh Kooner (owner), 361 West 18th Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Bruno & Luciana Porcellato (tenants), 2810 Kitchener Street
 Avinoam Sharabi (owner), 317 West 22nd Avenue
 Kul Jeet Gill (owner), 3627 East 46th Avenue
 Luis Baptista Pereira (owner), 3409 East 25th Avenue

MOVED by Ald. Bowers

THAT recommendations (a) (b) (c) and (d) of the Committee be approved:

FURTHER THAT the following applications be not approved:

Bruno & Luciana Porcellato (tenants), 2810 Kitchener Street,
 Avinoam Sharabi (owner), 317 West 22nd Avenue,

AND FURTHER THAT the following be granted a one-year extension from the date of this resolution:

Kul Jeet Gill (owner), 3627 East 46th Avenue,
 Luis Baptista Pereira (owner), 3409 East 25th Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

THAT the City Manager review the feasibility of dealing with Illegal Suites - Hardship Cases administratively, with applicants having the right of appeal to Council, for report back at an early date.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)VIII. Part Report of Standing Committee
on Finance and Administration
December 11, 1975.

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Strathcona Community Centre Extension,
- Cl. 2. Development Permit Board - Budget in Advance of 1976, Plus 1975 Budget.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the Committee, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

Council was advised that there were no matters to be considered with respect to the G.V.R.D. meeting to be held on Wednesday, December 17, 1975.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers

That the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No.4848,
BEING THE WATER WORKS BY-LAW.

MOVED by Ald. Volrich

SECONDED by Ald. Kennedy

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments it was

MOVED by Ald. Volrich

SECONDED by Ald. Kennedy

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(N/S Prior St. Between Gore Avenue
and Road West of Main Street:
Crown Lease Land South of Revised
Harbour Headline:
S/S Beach Ave. between Thurlow St.
and Burrard Bridge.)

MOVED by Ald. Harcourt

SECONDED by Ald. Marzari

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Marzari

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(Area bounded by Beach Ave. Burrard
Street, Pacific Street and Homer St.)

MOVED by Ald. Harcourt

SECONDED by Ald. Marzari

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Marzari

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(Coal Harbour)

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(S/E Corner of Venables and
Renfrew Streets)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED UNANIMOUSLY
(Aldermen Boyce, Kennedy & Volrich were excused from voting on this By-law)

6. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(N/E Corner of Semlin Drive and
Franklin Street)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW. (Cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(E/S Semlin Drive between Triumph
Street and lane south of Pandora St.)

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No.4299
BEING THE VEHICLES FOR HIRE BY-LAW.
(Increase in Taxi Rates)

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

Sunday Closing

MOVED by Ald. Volrich

COMMENT: When this matter was first brought before Council I believe that some members of Council declined to approve my previous motion because of the desire to have more information on the facts and implications. These will be presented when the following motion is considered. The practice of opening on Sundays is now becoming more widespread, more and more retail outlets are advertising openings and sales on Sundays. I believe that unless this practice is stopped now, it may soon get out of hand. A great many people have expressed support for some action on the part of Council. On the matter of principle I believe that this practice is against the spirit and meaning of Sunday.

THEREFORE BE IT RESOLVED AS FOLLOWS:

- 1. THAT the Director of Legal Services be requested to consider amendments or revisions to the "Shops Closing By-law" to provide for the closing of shops on Sundays, with the following provisions:
 - (a) "Shops" be defined similarly as in the Municipal Act - that is, excluding shops being open for various types of specified business.
 - (b) The Council to be empowered to add to these exemptions as it may decide, including the exemption of a specific area.
- 2. IF the Director of Legal Services considers that a by-law amendment or revision may not be effective or valid, he be requested to consult with the Attorney General in order to bring about such Charter amendments or other separate legislation as may be appropriate to remedy the situation.
- 3. THAT the Attorney General be requested to approve "flats" to prosecute those retail stores which are presently opening on Sundays in violation of the Lord's Day Act.

(Notice)

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The Council recessed at approximately 5.25 p.m.
to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened in Open Session in the Council Chamber at 7.30 p.m. with the following members present.

- PRESENT: Alderman Rankin (Deputy Mayor)
Aldermen Bird, Bowers, Harcourt,
Kennedy, Marzari and Volrich
- ABSENT: Mayor Phillips (Civic Business)
Alderman Boyce (Ill)
Alderman Cowie (Leave of Absence)
Alderman Sweeney (Arrived for the last item)

UNFINISHED BUSINESS AND DELEGATIONS

Vancouver Community College Council -
Development Permit

Council, on December 9, 1975, approved a delegation from representatives from the Vancouver Community College Council on this matter.

Before Council for consideration was a report from the City Manager, under date of December 15, 1975, giving the reasons for the required minimum of 560 parking spaces on the proposed site at 2780 East Broadway.

Dr. Oberlander pleaded the case for the Vancouver Community College Council with respect to a reduction in the required number of parking spaces for this new development. By means of maps he argued the College's position that 237 parking spaces would adequately serve this new facility. He further stated that the number of parking spaces currently used by programs of the King Edward Campus is approximately 250. In addition the programs at the new facility would be spread over a period from 8.00 a.m. to 10.00 p.m. and, therefore, there would be less concentration of students at any one time than at the Langara Campus.

The Director of Planning briefly outlined his department's position in this matter.

MOVED by Ald. Bowers
SECONDED by Ald. Marzari

THAT the Director of Planning be instructed to process the Development Permit Application No. 71895 - 2780 East Broadway, subject to the facility containing a parking structure which would immediately provide 237 parking spaces:

FURTHER THAT the Vancouver Community College Council undertake to increase the structure to provide a maximum of 560 parking spaces at a later date, if proven necessary, and that the structure be so designed to permit this expansion.

- (amended)

MOVED by Ald. Harcourt (in amendment)
SECONDED by Ald. Bird

THAT the figure of "237" in Alderman Bowers' motion be struck, and the figure of "350" inserted in lieu thereof.

- CARRIED

(Alderman Bowers opposed)

The amendment having carried, the motion of Alderman Bowers, as amended was put and CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)Sale of Property -
1530 West 8th Avenue.

City Council, on December 9, 1975, when considering the following Manager's report dated December 5, 1975, approved a recommendation from the Mayor that the City re-submit a call for tenders on the property at 1530 West 8th Avenue:

"Sale of Properties

The Supervisor of Property and Insurance reports as follows:

"Offers to purchase Lot 4, Sub. 4 to 8, Block 330, D.L. 526 Plan 8781, known as 1530 West 8th Avenue were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received, and that the net proceeds of the sale be credited to Supplemental Capital Budget to help defray the expenditures incurred in acquiring the new Health Building.

<u>NAME</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>
Porte Realty for B.C. Turf Ltd.	\$675,000.00	Cash

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved."

Appearing before Council this evening were Mr. C. Diamond, representing B.C. Turf Ltd., and Mr. H. Porte of Porte Realty Ltd., both of whom submitted briefs. Both briefs urged Council not to re-tender and to accept the recommendation of the City Manager that Porte Realty's offer to purchase as set out above, be accepted.

Mr. Hilton, representing A.E. Le Page, who requested that this property be re-tendered, outlined the reasons for his company's request. He stated his company was under the impression that tenders would not be called on this property until December 15, 1975 and that they were not aware of the tender call for November 24, 1975.

The Deputy Supervisor of Property and Insurance advised that, due to the length of the postal strike the tender date was changed to November 24, 1975. As a result of this, all known interested parties were notified by phone and by letter where possible of the change in tender date. The Property and Insurance Department have on record that they advised A.E. Le Page of the changed date.

MOVED by Ald. Bowers
SECONDED by Ald. Bird

THAT Council rescind its motion of December 9, 1975, that the City re-submit a call for tenders on this property at 1530 West 8th Avenue:

FURTHER THAT the offer by Porte Realty Ltd., to purchase the property at 1530 West 8th Avenue for \$675,000, be accepted.

(Ald. Rankin opposed)

- CARRIED BY THE
REQUIRED MAJORITY.

CITY MANAGER'S REPORT AND DELEGATIONSB. Oakridge: Ingress/
Egress Changes

Under date of December 4, 1975, the City Manager submitted the following report of the City Engineer on Oakridge Ingress/Egress Changes:

The City Engineer reports as follows:

"In response to a request from the Mayor, the following report provides information about the changed ingress/egress to the Oakridge Shopping Centre.

BACKGROUND

By letter dated December 18, 1973, the Principal of the Annie B. Jamieson School sent in a petition signed by approximately 300 residents in the Oakridge area concerning traffic conditions on Tisdall Street stating: 'It is the opinion of many of the residents that if 45th Avenue were blocked off at Tisdall Street, the vehicular flow would be decidedly decreased'.

Appendix 1 illustrates the Oakridge area, school and the original ingress/egress system serving Oakridge.

In May, 1974, a report (Appendix 2) was submitted to the Official Traffic Commission giving background about the traffic situation and discussing alternative solutions. Traffic volumes on Tisdall were significantly higher than on a normal residential street. Traffic counts at the time indicated that Tisdall Street was carrying approximately $\frac{1}{4}$ of the Oakridge-oriented traffic and at extreme peak periods, volumes reached 900 vehicles per hour (2-way). OTC approved the report in principle (closure of entrances/exits on 45th and construction of a new entrance on Cambie) and requested that the City Engineer write to the residents in the vicinity of 45th Avenue (in the Oakridge area) to determine if there was any objection to the closure of the two westerly crossings on 45th Avenue.

Approximately 500 questionnaires were distributed in the area bounded by 45th, Cambie, the lane north of 49th and the lane east of Oak. The response to the questionnaire was: 143 in favour of closure; 56 against closure.

The OTC reaffirmed approval of the changes and the OTC report was considered by Council in January, 1975. When the report was considered, delegations were heard in favour of and against the changes. Council approved the OTC report.

Following the Council approval, Woodward's submitted two alternative treatments through the Mayor's office. One alternative was rejected by the Engineering Department and the other was modified and referred back to Woodward's for their consideration. This revised plan was agreed to by Woodward's and the City Engineering Department in June, 1975. This required work by the City on Cambie Street and 45th Avenue and work by Woodward's on the new entrance on Cambie Street and the new entrance/exit on 45th Avenue.

The City's work was started on August 12, 1975 and completed on September 15, 1975. The westerly entrance/exit on 45th Avenue was closed on October 28, 1975. Because Woodward's had not completed their construction work, the new entrance/exit was not opened and the original easterly entrance/exit closed until early in November, 1975.

TRAFFIC CONDITIONS

Following the changes, traffic conditions have been monitored and traffic counts have been done on a regular shopping day and a \$1.49 day.

Immediately following the changes, Oakridge customers who had been using the Tisdall/45th route continued to use the route, resulting in confusion, frustration and many illegal turns as they attempted to get into Oakridge. As more and more drivers became familiar with the changes, traffic patterns have revised and the major problems of the first few days have disappeared.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Oakridge: Ingress/
Egress Changes (Cont'd)

Appendix 3 illustrates traffic counts taken in March, 1975 (before changes) and November, 1975 (after changes), and December, 1975 (\$1.49 day).

Observations during the day and in the p.m. rush hour show that some delay is being experienced by motorists using the 45th Avenue entrance/exits, however, traffic conditions at the new entrance north of 45th Avenue are relatively free flow with no delays. The traffic counts in Appendix 3 show the northerly Cambie exit is being under-utilized and the rerouting of traffic from the 45th Avenue left-turn slot to the northerly one would ease conditions somewhat.

The 45th Avenue intersection is further complicated in that all normal intersection movements take place there as well as the movements in and out of Oakridge.

The December, 1975 count was done on a \$1.49 day and indicated minor problems at the other Oakridge access points, but delays of three to four minutes on 45th Avenue exiting Oakridge. Such delay is equivalent to the southbound rush hour delay on the Cambie Bridge and is not considered a serious situation at that time of day.

Numerous complaints have been received about extreme congestion within the Oakridge parking lot on Saturdays. Such congestion is a product of increased shopping activity because of the pre-Christmas period and the loss of one exit (westerly exit on 45th Avenue). In general, it can be expected that there will be certain times at all major traffic generators (PNE, ferries to Vancouver Island, Stanley Park, etc.) when delays and congestion of varying degrees are experienced. A major shopping centre such as Oakridge is no exception. Access changes will be disruptive and confusing to users affected until such time as new patterns emerge and the users reorient and adjust to the new situation.

COMPLAINTS

Since the changes, approximately 60 people have telephoned complaining about the changes. The complaints were either about specific aspects of the new arrangements, or about 'Why the changes?', 'Is it permanent?', etc. stating they wished the 45th Avenue entrance/exits re-opened. Petitions with almost 2000 names have been received.

ADDITIONAL MODIFICATIONS

Traffic counts and observations show that the new northerly entrance on Cambie Street is under-utilized, possibly because many Oakridge users are not aware of this entrance. Advisory signing will be installed to help re-distribute traffic from the 45th Avenue route.

IMPACT ON TISDALL STREET

As noted on the traffic counts, there is a high percentage of illegal turns being made at the 45th Avenue entrance resulting in Oakridge traffic continuing to use 45th/Tisdall. Even with the illegal turns, volumes on Tisdall have been reduced substantially. A sample count during lunch hour indicates a reduction of over 60%.

SUMMARY

The changes to the entrances and exits at Oakridge Shopping Centre from 45th Avenue were made in response to numerous requests, petitions and delegations from residents in the vicinity of the Centre. The City survey of residents in the vicinity, carried out at the instruction of the OTC, showed a majority in favour of the changes. From the traffic engineering point of view, volumes as high as 900 vehicles in one hour constitute a severe nuisance and a hazard to the citizens of Tisdall Street, which is a local, residential street and is not designed to carry such volumes. The changes to Oakridge have remedied this situation markedly.

Cont'd.....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Oakridge: Ingress/
Egress Changes. (Cont'd)

The changes have inconvenienced some shoppers at Oakridge. This fact was recognized at the time Council made the decision to proceed with the changes to the entrances and exits. Nothing has changed since then. A number of shoppers were, and continue to be, opposed to the changes. The convenience of some of the shoppers must, therefore, be weighed against the safety and the nuisance to residents in the immediate vicinity. The changes that were made, in our opinion, constitute the best compromise between these two opposing desires."

The City Manager submits the report of the City Engineer to Council for INFORMATION.

Mr. R. Gascoyne, Assistant City Engineer - Traffic and Transportation, reviewed the report for the information of Council, following which representations were heard from the following:

Mr. MacLaren, representing Woodward's Stores Ltd., and the Oakridge Merchants' Association, stated that business at the shopping centre has been affected by the closure, and all tenants of the centre are very concerned at this loss of revenue. Mr. MacLaren referred to a petition containing a number of signatures urging the re-opening of the South-west entrance and exit to the centre, on 45th Avenue.

The following also addressed Council in support of the re-opening of the south-west exit on 45th Avenue.

Mr. Flavelle	-	Purdy's Chocolates.
Mr. K. Rymer.	-	Resident.
Mr. M. McCuish.	-	Resident.
Mr. K. Ridley.	-	Resident.
Mr. J. Wilson.	-	Resident.
Mrs. Swartz.	-	Resident.
Mr. A. Nobleman.	-	Resident.
Mr. F. Turnbull.	-	Resident.
Mr. J. Rose.	-	Resident.
Ann Lyman.	-	Resident.
Mr. B. Rummie.	-	Watson Meats (Co-owner)
Owner of the Heather Shop.		
Two other residents of the area.		

Mr. McComber, representing a number of residents on Tisdall Street, spoke in support of the statements in the City Manager's report and asked Council to give the new traffic patterns to and from Oakridge a fair trial before deciding to again change them.

- - - - -
During the hearing of the above representations
Alderman Marzari left the meeting and Alderman
Sweeney arrived.

- - - - -
Staff Sergeant Campbell, Traffic Section, Police Department, introduced Corporal Brown who reported on the current traffic situation at the Oakridge Shopping Centre. Corporal Brown advised that at the present time, traffic on 45th Avenue in the vicinity of Ash and Cambie Streets particularly, is extremely chaotic and hazardous. For the past while he has had two men on traffic duty in the evening and on weekends. He did agree that the re-opening of this entrance and exit would certainly alleviate the current traffic problems on 45th Avenue, in the vicinity of Ash and Cambie Street. However, he suggested that the changes be monitored for a few months to allow people to get used to them before any decision is made with respect to re-opening the south-west entrance and exit on 45th Avenue.

Cont'd....

Regular Council, December 16, 1975 33

CITY MANAGER'S REPORT AND DELEGATIONS (cont'd)

Oakridge: Ingress/
Egress Changes (cont'd)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,

THAT Woodward's Department Stores be given authority to immediately re-open the south-west entrance and exit on 45th Avenue.

- (not put)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,

THAT consideration of the traffic situation at Oakridge be deferred for two months to permit the City Engineer to monitor the traffic situation, and report back to Council the affect on traffic of the changes to the entrances and exits at Oakridge.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

The Council adjourned at 10:30 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 16, 1975, adopted on January 6, 1976.

A. Phillips MAYOR

L. V. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of 3rd Avenue, 4th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway - Blocks 106, 107 & 108, Section 28, T.H.S.L.

The City Engineer reports as follows:

"On August 26, 1975, Council approved that a 5 acre site at the north-easterly corner of 5th Avenue and Skeena Street be advertised for sale. To create the 5 acre site it is necessary to close the street ends of 3rd Avenue, 4th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway, and subdivide these portions of highway with the abutting lands. These two streets and lane are surplus to the City's highway requirements."

I RECOMMEND that all those portions of streets and lane outlined red and green respectively on plan marginally numbered LE 4267 be closed, stopped up, title taken thereto and subdivided with the abutting lands."

The City Manager RECOMMENDS that the foregoing be approved.

2. CMHC Grant for Storm Sewer Construction in Champlain Heights

The City Engineer reports as follows:

"CMHC announced new sewer financing policies in July of this year which provide benefits for storm sewer construction in previously undeveloped areas. Therefore, we have reviewed the possibility of CMHC financing for Champlain Heights sewer construction. It turns out that the rates CMHC offers are higher than those the City is able to obtain (10-3/4% vs. 10 1/4%), so borrowing through CMHC is not desirable. However, CMHC does permit Municipalities to provide their own financing and receive forgiveness on the total eligible costs of projects. We estimate that the CMHC forgiveness grant will be in the order of \$120,000 for Phase I of sewer construction in Champlain Heights."

I RECOMMEND that we be authorized to submit an application to CMHC for a forgiveness grant for Champlain Heights Phase I sewer construction."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 57-75-12 - Cast Iron Waterworks Fittings, Valves, Hydrants

Tenders for the above were opened by the City Manager on October 14, 1975, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Capital and Revenue Budgets.

The 5% Provincial Sales Tax is in addition to all prices shown in the report and tabulation.

Terminal City Iron Works Ltd. submitted the overall low bid (local content considered) for fittings and hydrants. Homco International Ltd. submitted a lower bid by approximately 35% for valves.

The valves offered by Homco, which are manufactured in Taiwan, are not recommended for the following reasons:-

Manager's Report, December 12, 1975 (WORKS - 2)

Clause 3 Cont'd

1. The valves do not meet specifications in several areas, e.g., corrosion protection, stem, stem nut, seat ring and disc materials.
2. Homco International Ltd. failed to submit the data specified in the tender, which is required to evaluate their product, and to determine if their valves meet or deviate from specifications, e.g., dimensional drawings submitted did not fully detail tolerances of all valves, types of joints, joint accessories, gaskets, lugs, bolts, etc.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications from Terminal City Iron Works Ltd. for all items, at a total cost of \$163,307.90 including a 4% special discount for the awarding of all items."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 703

Manager's Report, December 12, 1975 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Vancouver Community College Student Health Services Budget Approval 1975

The Medical Health Officer reports as follows:

"For four (4) years the City of Vancouver Health Department has been providing health services to the students at the Vancouver Community College. All services and supplies provided by the City are fully recoverable from Vancouver Community College. Billings are done on a quarterly basis under recoverable account 6810/402.

This Department has been informed that \$78,620.00 has been provided in the Provincial Department of Education budget for Student Health Services for the fiscal year April 1, 1975 to March 31, 1976. Copy of letter dated November 7, 1975, from Mr. L. Berg, Bursar, Vancouver Community College is attached.

This Department has adjusted the Vancouver Community College budget to reflect the City's fiscal system of budgeting on a calendar basis. The sum of \$58,965.00 has been reserved for the period April 1, 1975 to December 31, 1975 and the balance of \$19,655.00 will be carried over to form part of our 1976 fiscal year i.e. January 1, 1976 to March 31, 1976.

The sum of \$19,124.00 was recovered for services rendered to the Vancouver Community College for the period January 1, 1975 to March 31, 1975. This amount has been added to the above mentioned sum of \$58,965.00 making a budgetary total of \$78,089.00 for the period January 1, 1975 to December 31, 1975. The amount of \$78,089.00 has been allocated as follows:

SALARIES

Medical Health Officer Part - Time 6801/4	2,119.00
CH Nurses 2.6 Positions 6801/10	34,981.00
CH Nurses 2 Part-Time for (BTSD and BEST PROGRAMMES) 6801/10	1,802.00
Psychologist Part-Time 6801/5	11,759.00
Orthoptist Part-Time 6801/1	2,266.00
Nutritionist Part-Time 6801/27	500.00
Health Services Office Assistant (Full-Time) 6801/1	8,286.00
Student Aides Part-Time	<u>298.00</u>
	62,011.00
Fringe Benefits 6801/23	7,441.00
Car Allowances	160.00

Manager's Report, December 12, 1975 (SOCIALS - 2)

Clause #1 continued:

Supplies, Equipment, Education Materials and Services	1,400.00
Administration and Overhead 10%	<u>7,077.00</u>
TOTAL	78,089.00

All the above positions have been established by Council.

Your Medical Health Officer recommends that:

- a) the budget as shown above be approved;
- b) billings continue on a quarterly basis."

The Comptroller of Budgets reports as follows:

" The foregoing report of the City Medical Health Officer requests the approval, in retrospect, of the expenditures by the City to provide Health Services to the Vancouver Community College for the City's 1975 fiscal year. All of the costs incurred by the City in providing Health Services to the Vancouver Community College are recoverable from the Provincial Government.

The foregoing report shows the various positions and services to be funded in, and charged against, a number of different appropriations as applicable. The costs are then recovered in full on a quarterly billing basis against account #6810/402 "Recovery of Costs Vancouver Community College". Recovery in this account is currently budgeted at \$60,000, or \$18,089 less than the total of the 1975 budget recommended in the enclosed report.

It is the recommendation of the Comptroller of Budgets that this report be recommended for approval as follows:

- a) That the Health Department budget with respect to the Vancouver Community College be approved at the total of \$78,089.00 as requested, and that recovery of costs from the Vancouver Community College during the 1975 fiscal year be increased from \$60,000, by \$18,089, to \$78,089, with the increase in recovery being transferred to Contingency Reserve.
- b) It is advised that, although the City presents the proposed budget to the Province in October of each year, for inclusion in the Provincial budget in the following April, the City does not receive confirmation of funding until much later, in this instance November 7 of the operating year. It is therefore recommended that the City Medical Health Officer request the Provincial Government to provide confirmation of funding at the start of the Provincial fiscal year to enable the City to budget on a sound basis.
- c) That the Health Department be authorized to provide services to the Vancouver Community College for the period January 1, 1976 to March 31, 1976 to the total of \$19,655 as currently funded by the Provincial Government for that period, considering the increased level of salaries and fringe benefits effective January 1, 1976. And further, that the Health Department include a detailed budget for the Health Services provided to the Vancouver Community College for the period January 1, 1976 to December 31, 1976, in the Health Department 1976 Revenue Budget Estimates."

The City Manager RECOMMENDS that the foregoing recommendations of the Comptroller of Budgets be approved.

FOR COUNCIL ACTION SEE PAGE(S) 104

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. "Oceanic Plaza" Pedestrian Overpass to "Guinness Tower"

The Director of Planning reports as follows:

"At Council's regular meeting of May 28th, 1974, Council dealt with a report from the Board of Administration dated May 24, 1974, wherein the City Engineer recommended approval of a pedestrian overpass across Hastings Street between the proposed Oceanic Plaza and the existing Guinness Tower also owned by the same company. (For the Board of Administration report see Appendix #1)

Council passed the following resolution:

"THAT with the exception of (e) (i) dealing with rental, recommendation (a) to (e) of the Board of Administration contained in this clause, be approved, after adding the Director of Planning to recommendation (a) and rephrasing (e) (iii) to read as follows:

"City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required by the City."

In a motion that followed, Council passed a condition of approval re pedestrian overpass:

"THAT rental be \$1.00 per annum, subject to review of the width of the overpass by the Director of Planning for report back to Council with comments of the Design Panel....."

Prior to this date, the overall proposed scheme of development as delineated on the drawings which accompanied Development Permit application #62582 was given a recommendation for approval by the Urban Design Panel on March 4th, 1974. The Panel minutes (see appendix #2, attached) do not specifically mention the pedestrian overpass over Hastings Street but as it is part of the overall design it must be concluded that the Panel's recommendation embraced all of the proposed development shown on the drawings, including the design of the overpass.

The Technical Planning Board on July 5th approved the Development Permit application including the design of the overpass and the indicated width of 12.17 ft., on the condition that:

"AN agreement is to be first entered into to the satisfaction of the City Engineer and Corporation Counsel with respect to the proposed pedestrian overpass over Hastings Street, and the non-standard surface treatment to sidewalks or pavements on City Property."

As a consequence the Development Permit was issued July 9th, 1974 subject to, among others, the conditions above.

On the same date, the Urban Design Panel, at Council's request, took another look at the pedestrian overpass and commented as follows:

- " 1) It (the overpass) should be more of a feature and more strongly expressed and should possibly be widened to 20 feet.
 - 2) It should provide an easy transition from plaza to bridge surface so as to encourage its use and could include planting and seating arrangements.
- Unless the bridge is attractive, inviting and easy to use, it will serve no purpose."

MANAGER'S REPORT, December 12, 1975 (BUILDING -2)

Clause No. 1 Continued

The contradiction between the Panel's earlier recommendation for approval and the one above should be attributed to the fact that when dealing with the project as a whole the Panel's main preoccupation was with the office tower and plaza and consequently the pedestrian overpass was not given the critical attention it received when it was dealt with separately.

It is my opinion that the overpass should be as unobtrusive as possible and I therefore do not support the Urban Design Panel's suggestion that it be widened to 20 feet. However, I do concur with the Panel's comment that the number of steps needed to connect the bridge deck with the plaza could discourage the use of the overpass.

The City Engineer requires that the overpass maintain a minimum 18 feet clearance to accommodate trolley bus wires, which means that the bridge deck cannot be lowered.

The Architect, after receiving the Design Panel's comments, submitted a revised design on August 7th, 1974 (Drawing A-30). This design indicates a reduction in the number of steps while at the same time maintaining the required 18' clearance at the centre of the span, giving the overpass a slight arc. The width has been kept at 12.17'.

The City Engineer has no objection from an engineering standpoint to the structure as indicated on the revised drawing.

RECOMMENDATION: THAT the design of the proposed overpass, as delineated on Drawing A-30 dated August 7, 1974 be APPROVED."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

2. Strathcona Renabilitation Project Expenses in Connection with Massey Award

The Director of Planning reports as follows:

"The Strathcona Rehabilitation Project received a Vincent Massey Award as one of a number of projects making a significant contribution to the amenity of urban life. The awards were presented by the Governor-General in Ottawa on October 27, 1975.

When arrangements for attendance at this ceremony were being made, it was ascertained that travel and accommodation expenses for one representative of the local area concerned would be paid by the Vincent Massey Awards organization. Mrs. Bessie Lee, Vice-President of the Strathcona Property Owners and Tenants Association, attended and is seeking reimbursement of her expenses in this way.

Subsequent to the making of these arrangements, Mr. T. Mesic, President of the Strathcona Property Owners and Tenants Association, expressed a desire to attend and was advised through Central Mortgage and Housing Corporation that it was considered that his expenses might be chargeable to the Rehabilitation Project under costs relating to administration. The representatives of C.M.H.C. and the Province on the Strathcona Rehabilitation Committee have indicated that they are prepared to approve the charging of these costs in this way if the City is prepared to contribute 25% under the present cost-sharing arrangement.

MANAGER'S REPORT, December 12, 1975 (BUILDING - 3)

Clause No. 2 Continued

The costs involved for travel, accommodation, and meals amount to \$430.45. The City's share (25%) would be \$107.61.

It is RECOMMENDED that the City approve the sharing of the costs related to the attendance of Mr. Tom Mesic at the Massey Awards presentation on October 27, 1975, in the amount of \$430.45, with the City's share being \$107.61, the costs being charged to the administration costs of the Strathcona Rehabilitation Project."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

INFORMATION

3. 7520 Cambie Street - Development Permit Application No. 71496
Petition Filed by Neighbouring Property Owners

The Director of Planning reports as follows:

"A petition dated October 27, 1975 was filed, containing 26 signatures objecting to the development proposed at 7520 Cambie Street by Development Permit Application #71496.

This development permit application was filed on behalf of the Flamingo Restaurant to use the vacant site as a parking area ancillary to the existing restaurant located immediately adjacent on the north. The site is located on the east side of Cambie Street between 59th and 60th Avenues. The subject site is in a RS-1 One Family Dwelling District and the adjoining restaurant site is in a C-1 Commercial District.

The restaurant exists with the necessary permits and presently maintains the required off-street parking facilities. The development as proposed would have provided additional parking facilities. The remaining property in this block to the south of the subject site is zoned and developed as a RT-1 Two Family Dwelling District.

History

City Council at a Public Hearing on November 26, 1974 refused an application to rezone this site from a RS-1 One Family Dwelling District to a RT-2 Two Family Dwelling District.

Present Situation

The Director of Planning at his meeting of November 17, 1975 considered Development Permit Application #71496, after receiving a recommendation from the Development Permit Staff Committee, and subsequently the application was refused for the following reasons:

"The proposed use is considered unsuitable in this location, having regard to the close proximity of the site to dwellings and to the objections received from neighbouring property owners."

In the consideration of this application, 33 property owners were notified of the proposed development as a result of which the subject petition was submitted as well as two additional letters stating objection to the proposal."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

4. 2277 Kingsway - Self Serve Station - Gulf Oil

The Director of Permits and Licenses reports as follows:

"Gulf Oil Canada Limited have requested that Schedule "B" of the License Bylaw be amended to include their Self Serve Station, now under construction at 2277 Kingsway. This Self Serve Station was approved on July 24, 1975, under Development Permit No. 70654 and replaces a conventional station. The new station will have four service bays.

Gulf Oil presently have fifty-seven (57) service stations in the City and of this number eight (8) are Self Serve. The guideline established by City Council would permit Gulf Oil to have a maximum of nine (9) Self Serve Stations.

It is recommended that Schedule "B" of the License Bylaw be amended to include the Gulf Oil Self Serve Station at 2277 Kingsway (Kingsway and Nanaimo) and the Director of Legal Services be requested to prepare the necessary Bylaw amendment."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be approved.

INFORMATION

5. Potential Housing Sites - 46th & Arlington and Walker & Copley

The Director of Planning reports as follows:

"A letter was received from Mr. Ron Allen with respect to Copley-Walker city-owned land and a petition was received from the MacCorkindale Area Committee with respect to the city-owned property at 46th and Arlington. This letter and petition are attached to this report.

These communications were also sent to the various members of City Council. Information has been supplied to members of City Council on the matter by the Director of Planning and a response to Mr. Allen's letter has been forwarded by members of City Council.

The two sites in question represent two out of seven sites that Council approved as potential housing sites. Staff was requested by the Housing Committee to conduct meetings in the various areas with a member of the Planning Department as Chairman and with a member of the Housing Committee and the Director of Planning also present. The objective of the meetings was to investigate the possibility of providing alternative forms of family housing on these particular sites.

The reception with respect to both of these properties is reasonably well summarized in the attached communications received."

Clause No. 5 Continued

"The concerns range from inadequacy of services in the community to accommodate a higher density development, alternative uses for city lands and concern as to the scale and form of development and the social mix that is contemplated.

It is the intention to have a further meeting in the two areas to answer some of the concerns of the communities involved."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

6. Sign Application - 736 Main Street

The Director of Planning and the Director of Permits & Licences report as follows:

"1. BACKGROUND

The above sign application is within the HA-1 (Chinatown Historic Area) zone or Special Area 'F' under the Sign By-law. The proposed sign does not presently meet the size requirements of the Sign By-law, as follows:

Sign Type	Size	Proposed Area	Max. Area Permitted by By-law
Facia	4' x 20'	<u>80</u> S.F.	<u>50</u> S.F.

Therefore, the Sign Administrator (Director of Permits & Licences) cannot issue the sign permit.

However, the above application was referred to and considered by the Chinatown Historic Area Planning Committee on November 5, 1975. The Committee recommended APPROVAL of the application subject to some minor conditions, for the following reasons:

- A. The general type, character and location of the sign relates well to the architectural features of the building, and is a definite improvement to the existing situation.
- B. The building is located on the fringe of the HA-1 area, where a larger permitted sign area would not be inappropriate.

2. SUMMARY

The Chinatown Historic Area Planning Committee is in favour of this sign application being approved, subject to the following conditions:

- A. The existing 4' x 8' projecting sign to be removed.
- B. The height of the new facia sign to be reduced to a maximum of 3' - 6".

Although the sign application has been refused, City Council however, may approve this sign application under Section 10 of the Sign By-law which states:

"If a sign application has been refused or otherwise rejected, the applicant may appeal to the Council or body designated by Council, which, in the exercise of its discretion, may authorize the issuance of a permit. Any such decision shall be final and conclusive."

Clause No. 6 Continued

3. RECOMMENDATION:

1. That City Council APPROVE this sign application, subject to the conditions outlined in (2) above."

The City Manager RECOMMENDS that the report of the Director of Planning and Director of Permits & Licences be approved.

RECOMMENDATION

7. Amendments to Building By-Law 4702

The City Building Inspector reports as follows:

"Since the adoption of the 1975 National Building Code on June 22, 1975, By-Law 4885, a number of problem areas have arisen which require amendments to the By-Law to improve understanding of some of the Building Code requirements and recent amendments suggested by the Associate Committee on the National Building Code. Some of these are: the meaning of the requirement for exits to be at or near grade; clarification of the requirement for the dispersal of the occupants in high occupant spaces in high buildings; the access to floor areas that a person must have at each fifth storey in high buildings, new code requirements to regulate the use of foam plastic in buildings, and others.

Amendments are also needed, as recommended by the Fire Chief in respect to standpipe requirements so as to recognize past practice in the City which also affects fire fighting procedures, such as the installation in stairwells of the fire department hose connections; recognition of other systems than storage tanks at the top of buildings to maintain the pressure requirements, recognition of the NFPA Standard 13, for the combined sprinkler and standpipe installations; and others.

Changes are also suggested to more clearly delineate the powers of the Building By-Law Board of Appeal, such as on the decisions made by the Building Inspector for alterations to non-conforming buildings that amount to less than twice the assessed value of the building.

Other proposed changes are suggested that are of an editorial nature or for clarity of intent.

It is RECOMMENDED:

- a) that this report be approved and
- b) that the Director of Legal Services be directed to prepare a By-Law to amend By-Law 4702 as outlined above."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

A-6

Manager's Report, December 12, 1975 (FIRE - 1)

FIRE & TRAFFIC MATTERS

INFORMATION

1. Soliciting for Charity on City Streets

The Director of Permits and Licenses reports that: -

"Members of the International Society for Krishna Consciousness Inc. (ISKCON) are soliciting funds on City Streets without approval of City Council. Such approval can only be granted by Council and the following is the policy established by Council:

"THAT the Council of the City of Vancouver not approve any tag day in the City on public property, with the exception of the annual tag day held in support of the Poppy Fund, the Kinsmen Club of Vancouver's Apple Day, and the Greater Council of Lions Clubs' Carnation Day."

In September, 1974, ISKCON applied for a license to solicit funds on City streets but failed to appear before Council on two occasions when arrangements were made for them to do so.

Mr. Chatterton, the President of ISKCON, was notified on December 5, 1975, to cease the solicitations until approval of Council was obtained. This notice has not been complied with and members of ISKCON are still on the City streets, dressed as Santa Claus, passing out candy canes and requesting donations.

A letter was received on December 9, 1975, from the President of ISKCON requesting a license for their solicitation. A license has not been issued in view of the policy referred to above.

The President of the ISKCON Society is aware that a Soliciting For Charity license is required in the City but still members of the Society proceed to solicit funds without approval.

We have received complaints regarding their present campaign and past and we are proceeding to lay an information with the Crown Counsel in order to charge the individual members who are soliciting without a license. Charges have been laid in the past but the individual members involved had left the City before the summons could be delivered.

Attached is a copy of the letter received from ISKCON and a copy of their financial statement for 1974."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 705

FINANCE MATTERSCONSIDERATION1. Artists Gallery.

The Director of Social Planning reports as follows:

"On June 24, 1975, Council approved the recommendations of the Standing Committee of Finance and Administration as follows:

- (a) The Director of Social Planning phase out the operation of the Artists Gallery under the auspices of the Social Planning Department and that he assist the Artists Gallery in establishing itself as a private, non-profit Cultural Society;
- (b) The Artists Gallery, when organized as a private, non-profit Society, continue its administrative responsibility for the City-owned collection in its possession;
- (c) The Director of Legal Services to prepare an agreement between the City and the Society to ensure the City's continued ownership and control of its art, valued at approximately \$200,000;
- (d) That City Council approve funds in the amount of \$15,528 to cover the cost of the operation from July 1, 1975 to December 31, 1975 as follows:

(1974 Rates)

Salary of Curator	\$210 x 31 weeks	\$6,510
Assist. Curator's Salary	175 x 31 weeks	5,425
Fringe Benefits - 10%		1,193
Rent	300 x 6	1,800
Utilities	30 x 6	180
Telephone	20 x 6	120
Material and Supplies	50 x 6	300
		<hr/>
		\$15,528

- (e) Source of funding to be Contingency Reserve

The Artists Gallery is now in the process of becoming a registered non-profit society of British Columbia. A Board has been established; a constitution has been drawn and signed, and is at the Registrar's office in Victoria.

In the interim, the City has received a LIP grant from the Federal Government in the amount of \$67,500 for the continuance of the Artists Gallery programs. No civic share was requested in connection with the LIP program.

The Curator of the Artists Gallery, Mrs. Frances Fitzgibbon has been receiving a civic salary of \$252 per week but the funds provided through this LIP grant only covers \$152 per week for this salary.

In the normal course of events, the Artists' Gallery, as a non-profit Society, is expected to receive a grant from the Provincial Government and will also apply for a cultural grant from the Civic Government. However, these funds will not materialize until the end of April, 1976. Therefore there is a shortfall of \$1,700 during the transition period that Mrs. Fitzgibbon continues to work as a civic employee.

The Director of Social Planning RECOMMENDS:

THAT a grant of \$1,700 be approved in advance of the 1976 budget to augment the presently approved LIP funding to bring the salary of the Curator of the Artists Gallery from \$152 per week to \$252 per week during the period January 1, 1976 to April 30, 1976.

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

Cont'd.

CONSIDERATION

2. P.C. 402 Offer, C.M.R.: Legal Expenses.

The Director of Legal Services reports as follows:

"The following resolution of the Police Commission has been received from the Secretary of the Commission:

'THAT the account of Guild, Yule, Schmitt, Lane & Murray in the amount of \$750.00 for professional services rendered by Mr. G. L. Murray, Q.C. in defending Constable C.M.R. Offer on a charge of Common Assault on Mr. W. W. Scott, be forwarded to City Council with a recommendation for payment under the provisions of Section 54 of the Police Act.'

P.C. Offer, in company with a fellow officer, stopped the complainant Scott and another on the night of October 16, 1975 as they considered their actions suspect in a neighbourhood known for a number of break-ins.

The circumstances surrounding this matter have been reported as follows:

'Judge Wong, in reaching his decision, commented that during the trial he paid particular attention to the demeanour of the witnesses as they gave evidence. As a result, he came to the conclusion that the case rested on the credibility of the complainant, William Wallace Scott, and the accused, Constable Offer.

The Judge found that Scott was, on the night in question, intoxicated, and that he was rightfully approached by the Constables and subsequently legally arrested. He described Scott as a "petulant and surly" young man who had exhibited a front of bravery, due to the amount of liquor he had had, which he might not have exhibited otherwise.

Judge Wong further found that Scott was struck, once in the eye by Constable Offer. Scott's injuries to his lower lip were consistent with his having fallen to the gravel portion of the roadway. He did not believe that the Constable struck Scott six times in the mouth as stated by the complainant.

The Judge further commented that it would have been preferred if the Constable could have subdued Scott by means other than those used, however, he appreciated that policemen cannot always stop to consider the "niceties" of the situation when confronted with such a situation.

He then referred again to the credibility of the complainant and the accused, and found that the complainant had exaggerated, to the point where his evidence could not be believed.'

The account, when compared with similar previous occurrences, does not appear out of line. If taxed, I doubt that the Taxing Officer would reduce it.

The above resolution is therefore submitted for Council's consideration."

The City Manager submits the foregoing report to Council for CONSIDERATION.

RECOMMENDATION

3. Investment Matters (Various Funds) October 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of October 1975.
(b) Summary of Securities held by the General and Capital Accounts.

SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>					
Mercantile Bank of Canada	Oct 9/75	\$ 750,328.77	\$ 750,000.00	2	8.00
Province of Ontario	Oct 20/75	1,175,923.87	1,174,524.09	5	8.70
Royal Bank of Canada	Oct 21/75	1,000,821.92	1,000,000.00	4	7.50
Mercantile Bank of Canada	Nov 27/75	1,008,901.37	1,000,000.00	38	8.55
Bank of Montreal	Oct 23/75	1,000,136.99	1,000,000.00	1	5.00
Bank of Montreal	Oct 23/75	1,500,164.38	1,500,000.00	1	4.00
Can. Imp. Bank of Commerce	Oct 24/75	1,000,242.46	1,000,000.00	1	8.85
Bank of Nova Scotia	Nov 14/75	998,109.18	993,021.64	22	8.50
Bank of Nova Scotia	Oct 30/75	497,320.20	496,510.82	7	8.50
Can. Imp. Bank of Commerce	Oct 30/75	496,678.35	495,870.01	7	8.50
Royal Bank of Canada	Nov 4/75	991,870.69	990,717.12	5	8.50
Bank of Nova Scotia	Nov 4/75	499,671.83	499,090.70	5	8.50
Banque Canadienne Nationale	Nov 4/75	983,922.95	982,771.90	5	8.55
		<u>\$11,904,092.96</u>	<u>\$11,882,506.28</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
<u>Debentures</u>						
City of Van. 8.00%	Apr 1/91	\$ 5,000.00	81.00	\$ 4,050.00	15/6	10.51
<u>Chartered Bank Deposit Receipts and Government Notes</u>						<u>Term Days</u>
Toronto Dominion Bank	Nov 3/75	\$ 503,932.88		\$ 500,000.00	33	8.70
Bank of British Columbia	Oct 2/75	2,500,000.00		2,499,327.50	1	9.82
Provincial Bank of Canada	May 14/76	2,651,335.62		2,500,000.00	225	9.82
		<u>\$5,660,268.50</u>		<u>\$5,503,377.50</u>		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

<u>Debentures</u>						<u>Term Yrs/mos.</u>	
City of Van.	8.125%	Nov 1/82	\$ 3,000.00	90.00	\$ 2,700.00	7/0	10.17
City of Van.	5.75%	Oct 15/77	1,000.00	95.125	951.25	2/0	8.50
City of Van.	6.00%	June 15/80	2,000.00	87.10	1,742.00	4/8	9.50
			<u>\$ 6,000.00</u>		<u>\$ 5,393.25</u>		

Cont'd.

Clause No. 3 Continued.

b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31/75

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$46,872,783.66</u>	<u>\$45,564,097.11</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for October 1975 be approved.

RECOMMENDATION

4. Railway Spur Track across Kent Street South.

The Director of Legal Services reports as follows:

"Evans Products Company, Limited had the C.P.R. construct a railway spur track to service Lot B, Block 13, District Lot 322, Plan 5270 (except the north 33 ft. thereof). Because this spur track crossed Kent Street South, Evans Products on December 12, 1968 entered into a spur track agreement with the City pursuant to which the City authorized the construction of the track across Kent Street and at the same time Evans Products assumed all obligations in connection with installation, repair and removal of the track across the City street. Evans Products has now sold Lot B to Block Bros. Contractors Ltd. Unfortunately the spur track agreement with Evans Products did not provide that the covenants of Evans Products be secured by way of an indemnity agreement charging Lot B. And so the City presently has no agreement with Block Bros. The solicitors for Block Bros. have advised that Block Bros. are now prepared to enter into a fresh spur track agreement on the same terms as the agreement with Evans Products with the additional provision that the fresh agreement also provide for indemnification and that the indemnification provisions be secured as a lien against Lot B.

It is RECOMMENDED that the City enter into a spur track agreement with Block Bros. Contractors Ltd. on terms similar to the spur track agreement with Evans Products Company, Limited and that this agreement provide that Block Bros. secure the performance of their covenants under the agreement by charging Lot B with a lien for performance of the agreement and the agreement otherwise to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

RECOMMENDATION

5. Tender No. 12-76-1 - Uniforms and Raincoats - Policemen and Firemen.

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject tender were opened on December 8, 1975 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1976 Revenue Budget.

Two bids were received.

RECOMMENDATION

We recommend acceptance of the overall low bid, to meet specifications, submitted by Gordon Campbell Ltd. for the supply of the 1976 Policemen's and Firemen's Uniforms, at an estimated cost of \$149,671.30, plus 5% Provincial Sales Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Corporation Council.

FOR COUNCIL ACTION SEE PAGE(S) 705-6

Manager's Report, December 12, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation 253 - Travelling Expenses

The Director of Personnel Services reports as follows:

"I have revised Personnel Regulation 253 - Travelling Expenses

(a) by clarifying

- the reasons for which travel expenses will be paid - Section 1(a).
- the authority required for undertaking travel to conduct general City business - Section 2(a).
- rate limitations for transportation and accommodation - Sections 4 and 5.

(b) by cross-referencing this regulation with Regulations 45 - Conferences and 248 - Training Activities - Section 2(b) and (c).

(c) by specifying the procedure for processing of travel expense claims (already in effect) - Section 1(b) and (c).

(d) by adding a procedure for periodically reviewing and revising Per Diem and Expense Allowances - Section 6.

This revision has been made in collaboration with the Director of Finance who is in agreement with the proposed changes and additions.

It is RECOMMENDED that the revised Regulation 253 - Travelling Expenses be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 716

Manager's Report, December 12, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. The Vancouver Chinatown Housing Society
Block 124, D.L 181, Plan 16060
Situating: S/S Union Street between Campbell
and Raymur Avenues

The Supervisor of Property and Insurance reports as follows:-

"On July 29th, City Council approved the sale of the westerly portion of blocks 97 and 98, D.L. 181, to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principle and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval, being November 26th, 1975.

The site to be created contained a small portion of the Prior-Venables Connector which had not been transferred into the City's name when it was acquired by the City around 1930.

To acquire title to this portion of roadway it was necessary for the City to formally expropriate and obtain a Vesting Order. Hence the resubdivision was considerably delayed and the plan cleared the Land Registry Office in mid-November. However, due to the mail strike, this information was not communicated to the Vancouver Chinatown Housing Society until November 28th, 1975. Since the Vancouver Chinatown Housing Society did not have a legal description for the site, they believed that they could not apply for a development permit or for their financing. Therefore the Society is now requesting an extension of the sale date to March 31, 1976.

Supervisor of Property and Insurance RECOMMENDS:
That the date of sale of Block 124, D.L. 181, Plan 16060, to the Vancouver Chinatown Housing Society be extended from November 26th, 1975 to March 31st, 1976 to permit the Society time to apply for a development permit and for financing."

The City Manager RECOMMENDS the foregoing Recommendation of the Supervisor of Property & Insurance to Council be approved.

INFORMATION

2. Tenants on the Harbour Parks Development
Ltd. Property and Entrance to Stanley Park

The Director of Finance has submitted the following report.

"Council members have received a letter from Mr. John Dunn, a tenant on the Harbour Park property. He was requesting that the buildings not be destroyed and the tenancies terminated until such time that final plans were approved and permits for the new development indicated an immediate start on reconstruction of the development.

The tenants on the Harbour Park property are on a month to month tenancy and entitled to no more than thirty days notice. They have been aware of this for a long time and, presumably, should have been making tentative plans for relocation. The City has actually provided them with ninety days verbal notice and I have instructed the Property & Insurance office to give them written notice of termination of tenancy for not later than January 31, 1976.

I have done this because negotiations regarding the ground lease with Harcourt Developments Ltd. and the other matters related to the new development are proceeding quickly and the hand over could take place from February on. Demolition should follow immediately but it is of course possible that unforeseen delays could occur with the result that the site could be vacant for some unknown length of time, but this does not appear to be the situation at this time. I have consulted with Mr. Bellamy, General Manager of Harcourt Developments Ltd., and it is their desire to have vacant possession at the time we hand over the property to them, upon the signing of the ground lease. As they will be proceeding to immediate development, they do not wish to have the problem of any tenants on the property.

Clause #2 (Cont'd)

As I have indicated above, the tenants have long known that their tenancy could be terminated at any time, and the City has provided them with three times the length of notice actually required under their tenancy."

Your City Manager submits the above report from the Director of Finance to Council for INFORMATION.

3. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
1112 Nelson St. W.½ of 2, Block 22, D.L. 185	Nelson Park Site	Johnston & McKinnon Demolitions Ltd.	\$4,700.00	#4189
1144 & 1148 Nelson Street	Nelson Park Site	Mr. George Muys	\$2,600.00	#4189
1120 Nelson St. E.½ of 3, Block 22, D.L.185	Nelson Park Site	Phillip Blackall	\$1,320.00	#4189/
1110 Nelson St. E.½ of 2, Block 22, D.L. 185	Nelson Park Site	Mr. Edmond McCaughan	\$1,239.55	#4189/
1150 Nelson St. Lot 7, Block 22, D.L. 185	Nelson Park Site	Johnston & McKinnon Demo- litions Ltd.	\$3,750.00	#4189/

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

4. Insurance Brokerage Appointment to the City Of Vancouver

The Director of Finance and the Supervisor of Property and Insurance report as follows:-

"On March 1st, 1976, the City will be entering its third year of insuring the Automobile Fleet under the Insurance Corporation of British Columbia "Autoplan".

In view of the uncertainties prevalent both in the Provincial Government and the insurance industry prior to, and after the introduction of "Autoplan", on March 1st, 1974, it was apparent that the City's automobile fleet insurance should continue to be serviced by the broker who, after eight years of successful competitive tendering of this risk, was knowledgeable of the peculiarities of the City's automobile fleet and was prepared to handle the numerous problems that arise, without undue disruption in service.

Manager's Report, December 12, 1975.....(PROPERTIES - 3)

Clause # 4 (Cont'd)

The Broker, Vancouver Holdings (B.C.) Ltd., have provided exceptional service to the City with the result that the City's automobile fleet has functioned without any delay relating to licensing or insurance and with no additional cost to the City for the service provided.

Vancouver Holdings (B.C.) Ltd. are currently preparing to renew the City's automobile fleet insurance with the I.C.B.C. for the 1976/77 term and, in this regard, your officials recommend that approval be given to the appointment of Vancouver Holdings (B.C.) Ltd. as Broker for the City's Automobile Fleet Insurance for a period of six years commencing January 1st, 1976. It is understood that the appointment would be revocable if either party becomes dissatisfied during this period.

RECOMMENDED That the firm of Vancouver Holdings be appointed as broker for the City's Automobile Fleet Insurance Policy for a period of six years, commencing January 1st, 1976, which appointment shall be revocable by either party."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 1067

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

DECEMBER 2, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, December 2, 1975, in the Auditorium of the Britannia Secondary School, 1001 Cotton Drive, Vancouver, at 7:30 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Marzari
Alderman Rankin
Alderman Sweeney

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Grandview-Woodland Area Planning

The Committee considered a report of the City Manager dated 25th November 1975 forwarding a report of the Grandview-Woodland Interim Planning Committee containing recommendations for the formation and terms of reference of a Grandview-Woodland Advisory Planning Committee (on file in the City Clerk's Office).

Messrs. R. Blunden and G. Legebokoff and Miss J. Lee, members of the Interim Planning Committee, were present for the discussion.

Mr. W. Buholzer, Area Planner for Grandview-Woodland, advised that the community wishes to avoid an Advisory Planning Committee that is appointed by City Hall. The Interim Planning Committee's selection procedure for the 21 persons to comprise the Committee is workable and because of the community input involved, will form a solid basis for planning recommendations from the Community.

Mr. Blunden advised that the objective of the Interim Planning Committee in the formation of an Advisory Planning Committee is to have a Committee drawn from all areas of the community chosen by members of the community, accountable to the community.

Mr. H. Carter and Mrs. G. Chong, representing the West Grandview Property Owners' Association, reiterated their Association's desire to meet with Council at an evening meeting on 13th January 1976 to put their views forward to the entire Council.

Mr. J. Barker, a property owner, indicated that area planning was badly needed in this area of the City.

Mr. D. Laalo presented a brief (on file in the City Clerk's Office) on behalf of the Grandview Tenants Committee, urging the Committee to allow the area planning programme to go ahead.

Messrs. G. Kennedy and A. Stusiak expressed support for the election procedure for a representative Advisory Planning Committee.

Clause No. 1 Continued

The recommendations of the Grandview-Woodland Interim Planning Committee for the formation of a Grandview-Woodland Advisory Planning Committee are as follows:

I Membership of the Advisory Planning Committee shall be upon the basis of representation from each of seven zoning areas within the Grandview-Woodland area (see attached map).

II Composition of Advisory Planning Committee

The committee shall consist of a maximum of 21 persons composed of: 3 representatives from each of the seven areas consisting of one tenant, one property owner and one other person having a declared tenant, property owning or business interest in the area.

III Method of Selection of Advisory Planning Committee

- i) Public meetings to elect representatives to the Citizens' Advisory Planning Committee shall be organized by the Vancouver City Planning Department in consultation with the Interim Planning Committee and held in each of the seven areas (Section I) with the present Interim Planning Committee soliciting nominations of area candidates that may be both written in or made from the floor at each of the public meetings.
- ii) The present Interim Planning Committee shall verify the eligibility of candidates prior to election.
- iii) The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area.
- iv) Elections shall be conducted at public meetings held in the seven areas of the community by a show of hands to determine the successful candidates.

IV Term of Office for Members of the Advisory Planning Committee

- i) The term of office for the Citizens' Advisory Planning Committee shall be for one year, or until the committee has fulfilled its responsibility to the community, but not to exceed two years.

V Operating Procedure for Advisory Planning Committee

- i) There shall be a public meeting called to evaluate the work and recommendations of the Advisory Planning Committee not later than 1 year after the election for membership.
- ii) In the event of insufficient elected members, or resignations from the Advisory Planning Committee, the Committee shall make every effort to appoint another member, or members having eligibility of serving on the Committee until the soonest period of election.

Clause No. 1 Continued

- iii) In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called.
- iv) All meetings of the Advisory Planning Committee and all decisions and recommendations must be made in meetings open to public inspection. It is also the responsibility of the committee to seek to publicize its decisions and recommendations.
- v) All documents, reports, correspondence and memoranda of the Advisory Planning Committee shall be open for public inspection at a place, or places to be designated within the Grandview-Woodland area.
- vi) The regular elected members and appointed members of the Advisory Planning Committee shall volunteer their services and receive no remuneration for their services. (This does not mean they might not be reimbursed for expenses incurred on Committee business).

VI Removal from Office of Committee Members

Committee members shall be removed from office in the event of:

- i) failure to attend at least half of the regular meetings of the committee during a six month period;
- ii) failure to attend three consecutive meetings without proper prior notification;
- iii) by the submission to the Committee Chairman of a petition having at least five hundred (500) signatures, with accompanying addresses of eligible community members, specifying the name or names of their own area representative to the Committee who is to be removed;
- iv) members of the Committee who during their term of office lose eligibility for that office shall automatically withdraw, or be removed from the Committee.

VII Other Consideration - Elections

- i) For regular elections, the Advisory Planning Committee shall constitute itself an interim committee from its own members that are not seeking re-election, to supervise the election.
- ii) In the event of the total resignation removal from office or the candidacy of all standing members, an advertised Public Meeting of the entire Grandview-Woodland area shall be called by City Council, the outgoing Advisory Planning Committee or in their failure by any other interested person to appoint an interim committee to supervise the election.

Clause No. 1 Continued

VIII Other Considerations

- i) Neither Vancouver City Council nor the Advisory Planning Committee shall have the right or authority to amend the working constitution of the Citizens' Advisory Planning Committee without first calling a Public Meeting of the entire Grandview-Woodland area during which the matter must be decided by a public vote.

After discussion the Committee

RECOMMENDED

- A. THAT the recommendations of the Grandview-Woodland Interim Planning Committee concerning the formation and terms of reference of a Grandview-Woodland Advisory Committee, with the exception of Recommendation VI (iii), be endorsed, subject to the selection of the elected persons from the seven areas being ratified by Council.
- B. THAT the Planning Department be instructed to proceed with the public meetings as outlined in Recommendation III of the Interim Planning Committee.

The meeting adjourned at approximately 9:15 P.M.

NOTE:

Mr. H. Carter, West Grandview Property Owners' Association, has asked to appear as a delegation regarding this matter on 13th January 1976 and requests that further consideration of the matter be deferred until that time.

FOR COUNCIL ACTION SEE PAGE(S) 715

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REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

December 4, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, December 4, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Marzari
ABSENT:	Ald. Kennedy, Sweeney
CLERK:	G. Barden

RECOMMENDATION

1. Local Initiatives Program 1975-76.

The Committee had for consideration, two Manager's Reports, one dated November 26, 1975 (copy circulated) advising of the current status of the 1975-76 Local Initiatives Program and recommending the following:

- "(a) two additional L.I.P. projects approved by Manpower;
- (b) a request for a L.I.P. Payroll Clerk from the Director of Finance; and
- (c) a reduction in the City's appropriations for L.I.P."

The above projects are described in detail in the Manager's November 26, 1975 report.

The other report dated December 1, 1975 and attachments from the Vancouver Park Board (on file in City Clerk's Office) advised that the Federal Government had scaled down their grant for the L.I.P. project at the Langara Golf Course from \$45,000 to \$31,500. On September 4, 1975, City Council had approved a City contribution of \$52,357 to provide a total cost for the peripheral public park of \$97,357. The Park Board applied for a one-third Community Recreation Facilities Fund grant of \$50,000 on the understanding that the estimated total cost of the project would be \$150,000. The Park Board is requesting that the City grant be increased by \$16,143 so that the project may proceed as planned and qualify for the provincial funds.

The Committee felt that the City should again approach the Federal Government for their full share of the project which would require an additional amount of \$13,500 to bring the total to \$45,000 as originally requested.

The Committee noted that two City programs, one from the Recreation Branch of the Park Board and the other from the Police Department, were submitted by the respective bodies and approved for funding by Manpower without first being referred to the Finance Committee and/or City Council. The Committee expressed concern that these programs were submitted separately as the applications could be improperly filled out, and therefore not be approved, which would result in the City receiving a reduction in grants. It was felt that all City applications should be co-ordinated and submitted to Manpower by the Engineer through the Finance and Administration Committee and City Council.

Clause No. 1 Continued.

Following further discussion, it was

RECOMMENDED

- A. THAT the Park Board project BX-2142-1 C.A.P.A. Cleanup and the Police Department project BX-1107-5 be included in the 1975-76 Local Initiatives Program.
 - B. THAT the Finance Department project for a Payroll Clerk, rejected by Manpower for L.I.P. funding, be included in the program at a cost of \$7,400 as part of the City's contribution.
 - C. THAT the City's share approved by Council on September 4, 1975, be reduced to provide only \$21,217 from contingency reserve in 1975 and that the 1976 estimated City's share amounting to \$225,130 be included in the 1976 revenue budget.
 - D. THAT the Mayor be requested to contact the Federal Government and request that the grant for the L.I.P. project at Langara be increased to the amount originally requested in view of the pending grant from the Provincial Government.
 - E. THAT the Park Board and Police Board be requested to submit all future applications through the City so that they can be co-ordinated and completed properly, meeting all requirements.
 - F. THAT the Engineer handling all City applications be requested to investigate in consultation with other civic officials and Manpower the question of enough information being given to Manpower.
2. Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975.

The Committee had for consideration, a Manager's Report (copy circulated) dated October 17, 1975, in which the Director of Finance reported that for the year ended March 31, 1975, the Downtown Parking Corporation had a net profit, calculated as per the agreement between them and the City, of \$48,679. The Corporation had forwarded this amount to the City. The Director of Finance advised that the profits of the Corporation transferred to the City should be put in the City's Parking Sites Reserve, and further, the Parking Sites Reserve and the D.P.C. assets should both be in the Property Endowment Fund.

Following discussion, it was

RECOMMENDED

- A. THAT the profit of the Downtown Parking Corporation for the year ended March 31, 1975, be received and placed in the Parking Sites Reserve; and
- B. THAT the Parking Sites Reserve and the Downtown Parking Corporation properties be considered as part of the Endowment Fund;
- C. THAT the Downtown Parking Corporation budget for the year ended March 31, 1976 be received for information.

3. Labour Relations - Encouragement of Area Bargaining and
Prospective Role of UBCM as Coordinating Agency.

The Chairman distributed at the meeting, a report dated November 10, 1975 from the Executive Director of the Union of British Columbia Municipalities to all members of U.B.C.M., advising that the U.B.C.M. Executive, at its meeting on October 30-31 devoted considerable time and discussion to current labour-management conditions in Municipalities and districts, to the possible implications of the Federal economic guidelines, and to the role and functions of the U.B.C.M. in these matters.

The Chairman reported that the U.B.C.M. feels it could be of great assistance in the labour field in general by acting as the central co-ordinating agency rather than getting involved in the area of negotiations. It could act as a clearing house for information and data and encourage regional districts to get together and thereby bring about a higher degree of effectiveness and uniformity in settlements, particularly in areas which have very limited involvement in the U.B.C.M. The executive members of the U.B.C.M. wish to have a reaction from all members before making a decision to expand the U.B.C.M. labour relations service to the members. It was noted that a fee would be charged for this service and the approximate cost would be \$20,000 per annum pro-rated to all U.B.C.M. members, Vancouver's share would be approximately \$4,500.

The following is the Committee's reaction to the questionnaire circulated by the U.B.C.M.:

<u>Question</u>	<u>Committee's Reaction</u>
1. (a) Should the development of area bargaining by groups of members be endorsed, encouraged and assisted? IF SO	Yes, however, in Vancouver's case, it was questioned whether the bargaining area should be extended beyond the G.V.R.D. boundaries. Also, we should have effective coordination of all G.V.R.D. members.
(b) Should the U.B.C.M. act as a coordinating agency and "clearing house" to assist such groups?	Yes
2. (a) Are you satisfied with the present level of labour relations information and services? IF NOT	Yes, however, we realize this probably is not the case for other municipalities.
(b) What information or services would you like to see?	
3. Are you prepared to support additional costs for the U.B.C.M. to provide increased labour relations research capacity, and to enable co-ordination between bargaining groups to be carried out? The approximate cost would be \$20,000 per annum, pro-rated to all U.B.C.M. members (average cost 1¢ per capita).	Yes
4. Can the U.B.C.M. assume a commitment from your municipality or regional district to provide prompt and current information?	Yes, through the regional district.

Report to Council
Standing Committee of Council
on Finance & Administration
December 4, 1975

Page 4

Clause No. 3 Continued.

Following further discussion, it was

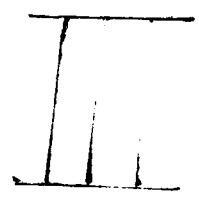
RECOMMENDED

THAT the City Council approve the general principle
involved and reply as indicated above.

The Meeting adjourned at approximately 2.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 715-6

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT



DECEMBER 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 4, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Downtown Guidelines - (iii) Character Areas

The Committee considered a report of the City Manager dated 6th November 1975, wherein the Director of Planning advised that the Character Area Guidelines have been amended to take into consideration some concerns of the City Engineer re pedestrian movement. Mr. Curtis, City Engineer, advised that the concerns have now been met in the revised report.

The report of the City Manager and the report "Downtown Guidelines - (iii) Character Areas" are on file in the City Clerk's office.

The Committee

RECOMMENDED

THAT the report on Downtown Guidelines - (iii) Character Areas be approved.

2. 2nd and Sasamat Area - Scheme of Development

The Committee considered a report of the City Manager dated 27th November 1975 (copy circulated) wherein the Director of Planning advised that at a public meeting in the area on 29th October, discussions were held with local residents with respect to a subdivision application by the Mauna Loa Towers Limited Group, as well as an examination for alternative housing development in the community. The alternative schemes of development are set out in the above-mentioned City Manager's report.

Mr. I. Goldenberg and Mr. M. Gropper, representing the developer, advised that the original subdivision application was submitted in June. It was revised in August and since that time there has been no answer to the approval of the subdivision.

Mr. R. Youngberg advised that Alternative 1 represents a subdivision that the Approving Officer is prepared to approve. The developer, however, feels there could be provision for more lots in the scheme.

Clause No. 2 Continued

Although the developer would prefer to develop a single-family subdivision, the majority of the community present at the public meeting favoured pursuing an alternative form of housing. Mr. Youngberg advised that the developer would pursue a strata title development as indicated in Alternative 2 but did not want to go to the expense of design drawings for the rezoning to find the rezoning application turned down. The Approving Officer is obligated under subdivision regulations to consider a single-family subdivision. The Director of Planning favours an alternative form of housing; either strata title single-family or attached units; providing for a slightly higher density but at the same time preserving the natural features of the area.

The Committee discussed requirements to obtain the CD-1 zoning. Mr. Youngberg advised that an application could be made for the development of housing at RS-1 single-family density, giving a height limitation, with the layout and design of the housing to be to the satisfaction of the Director of Planning. He recommended that the Planning Department report to Council in January 1976 setting out the Planning Department's recommendations for density, heights of buildings, number of units, etc.

After discussion, the Committee

RECOMMENDED

- A. THAT the Director of Planning be instructed to apply for rezoning of the area to CD-1 with uses being single-family housing at RS-1 density; with the layout and design of the housing to be to the satisfaction of the Director of Planning.
 - B. THAT, in the interim, the Director of Planning recommend an appropriate number of units that could be fitted on the site, taking into account the developer's requested number of units; to be reported to Council prior to the Public Hearing.
3. Canron Ltd., Western Bridge Division -
Request for Extension of Lease in Area 5 of False Creek

The Committee considered a report of the City Manager dated 1st December 1975 (on file in the City Clerk's Office) wherein the Director of Planning outlines long-term options and implications for industry, mixed uses and housing and recreation for Areas 3, 4 and 5 at the eastern end of False Creek.

In the City Manager's report, the Director of Planning and the Supervisor of Property & Insurance recommended approval of the Policy Option 2 with respect to mixed uses:

- " 2. Mixed Uses, including industry, recreation, and housing. Compatible industrial uses that require locations adjacent to Downtown or take advantage of major transportation routes - existing and proposed - can be provided. This option carries the following implications:
 - major pedestrian links would be provided (1) around the waterfront (2) from the Creek to Downtown and (3) from the Creek to Chinatown
 - current transportation proposals in Area 3 could proceed
 - long-term leases of City land could be granted to certain industries

Continued on Page 3. . .

Clause No. 3 Continued

- spur rail lines would be retained in the East Basin of False Creek
- public waterfront access and water-based recreation could occur in the East Basin
- housing and commercial uses could be developed
- existing industries would have to make major changes to become compatible and attractive. "

In the report, the City Engineer advised that many issues in Option 2 should be discussed before it is approved, i.e. the provision of major pedestrian links through operating industrial sites and the requirement for existing industries to make major changes.

Mr. W. Curtis, City Engineer, advised that this would require extensive changes to the City's asphalt and aggregate system which is located right where the walkway would go. Mr. D. Hickley, Assistant Director - Central Area, advised there is provision in the Canron agreement for a walkway. Mr. A. Ferguson of the Property & Insurance Division advised that the Egmont Towing lease agreement provides for the walkway to be closed temporarily for loading and unloading of barges. Canron's lease agreement could contain the same provision.

Messrs. G. Ward-hall and D. Jamison, representing Canron, advised that the Company would not be prepared to negotiate "a smaller and more efficient area" as suggested in the report.

After discussion, the Committee

RECOMMENDED

- A. THAT land use Policy Option 2 be adopted for the purposes of planning the east end of False Creek subject to the major pedestrian link around the waterfront being negotiated as a desirable feature on a lease-by-lease basis.
- B. THAT the Supervisor of Property & Insurance be instructed to negotiate with Canron Ltd., Western Bridge Division, a lease agreement based on market value of land and report back on a proposed extended lease acceptable to the City and to the Company, such lease not to involve a reduction in area other than that required for the walkway.

4. Neighbourhood Improvement Program in the Downtown Eastside

The Committee considered a report of the City Manager dated 27th November 1975 (copy circulated) wherein the Director of Planning advises that N.I.P. implementation funds for the Downtown Eastside cannot be utilized until a land use and N.I.P. concept plan is formulated and approved by Council; and outlines an approach and work programme to be followed in dealing with planning issues.

In discussing the work programme, the following points were noted:

- with respect to Section IX - Liaison Alderman, the Chairman agreed to contact the members of Council and appoint an Alderman to attend the meetings and act as Council liaison for the programme.
- with respect to Section XI (3) - Industrial Port Facilities, the Committee agreed that the word "Port" should be deleted as well as the entire sub-clause (c).

Clause No. 4 Continued

After further discussion, the Committee

RECOMMENDED

- A. THAT the Supervisor of Property & Insurance be requested to obtain a lease on a suitable site office of approximately 800 - 1000 square feet in the community.
- B. THAT the planning process and work programme, with the exception of Section XI (3)(c), be approved; subject to any reservations from other Departments being sent direct to Council in January 1976.
- C. THAT Section XI (3) (c) re Issues - Industrial Facilities be deleted.

(Alderman Cowie wished to be recorded as opposed to this deletion.)

- D. THAT the City Manager be authorized to approve a budget up to an amount of \$20,357.00 as the City's share of the programme.
- E. THAT the target date for completion of the planning process be the end of 1976, with a report from the Director of Planning in June 1976 outlining a detailed work programme and schedule for implementation.

5. Cedar Cottage - N.I.P. Implementation Stage

The Committee considered a report of the City Manager dated 28th November 1975 (on file in the City Clerk's Office) wherein the Director of Planning advises that the present situation with respect to the Cedar Cottage N.I.P. programme involves a Planner II, Planning Assistant III and Clerk Typist II working out of a site office. The office lease and position of Clerk Typist II terminate 31st December 1975. The Planner II and Planning Assistant III positions are approved for the life of the N.I.P. programmes. The Planner II will move into other N.I.P. programmes, reducing his time in Cedar Cottage, with the office being maintained by the Planning Assistant III and the Clerk Typist II. From January to April 1976, one R.R.A.P. - L.I.P. person will also be in the office.

Mr. D. Sinclair, Area Planner for Cedar Cottage, advised that office space is not available in the community centre.

After discussion, the Committee

RECOMMENDED

- A. THAT use of the site office of the Cedar Cottage Neighbourhood Improvement Programme be extended to 31st March 1976, with notice being given immediately that the site office will be terminated at that time.
- B. THAT the temporary position of the Clerk Typist II be extended to 31st March 1976.

Clause No. 5 Continued

- C. THAT due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk Typist.
- D. THAT the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Programme budget to reflect the City's share as being an amount not to exceed \$4870.00.

6. Kitsilano Area Planning Programme and
Neighbourhood Improvement Programme

The Committee considered a report of the City Manager dated 28th November 1975 (on file in the City Clerk's Office) wherein the Director of Planning outlines the present status of the Kitsilano Area Planning Programme and makes recommendations concerning the continuation of the programme into 1976. A further report on the termination of the programme will be submitted prior to 31st March 1976.

The Committee

RECOMMENDED

- A. THAT the existing position of Clerk Steno II, temporary to 30th June 1976, be terminated on approximately 31st March 1976. (Neighbourhood Improvement Programme planning stage funds.)
- B. THAT the existing position of Planning Assistant III continue to 31st December 1976, and the Director of Personnel Services be requested to examine the salary of this position in relation to responsibility after 31st December 1975. (Approximate salary cost - \$15,927.00).

The meeting adjourned at 5:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 716 1

REPORT TO COUNCIL

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STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

December 4, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, December 4, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application -
1024 Davie Street

The Committee had before it for consideration a Manager's report dated November 27, 1975 on the application of Mr. M. Goldhar for a liquor permit at 1024 Davie Street, in which the Director of Planning reported as follows:

"A development permit #71386 has been issued on October 22, 1975 by the Director of Planning, after receiving advice from the Development Permit Staff Committee, to use a 34' x 57'6" portion of the basement of this existing building for a dining room area in conjunction with a previously approved cabaret.

A development permit was issued in May 1973 by the Technical Planning Board for the use of the cabaret in the basement. That development permit is still valid. However, the current operator did not receive a liquor permit from the Liquor Administration Branch. The Liquor Administration Branch will not grant a liquor permit to the applicant for this previously approved cabaret until approval is given by Council for the liquor outlet.

The seating area of the proposed dining room would be approximately 1400 sq. ft. for a total of 3800 sq. ft., including the public assembly area of the cabaret. The maximum seating capacity for the total development would be 342 persons.

The Director of Planning recommends that the liquor outlet be approved for the cabaret and the dining room in accordance with the previously approved Development Permits #62383 and #71386."

The applicant, Mr. Goldhar, was present during consideration of this matter and was advised by the Chairman that as the Committee has the power to recommend approval it has also the power to recommend cancellation of the license if there are any complaints about the operation of the club.

Following brief discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Goldhar for a liquor permit for 1024 Davie Street.

Standing Committee of Council 2
on Community Services
December 4, 1975

INFORMATION

2. Transportation for the Elderly and Disabled

The Committee had before it for information a Manager's report dated November 28, 1975 on transportation for the elderly and disabled (circulated) in which the Director of Social Planning advised the Committee as follows:

" The Social Planning Department in co-operation with the Engineering Department and with the assistance of a professional Transportation Consultant, has undertaken a study which will:

- (a) Collect data on potential ridership, numbers, nature of handicapping condition, frequency of use, type of trips.
- (b) Complete an inventory of existing vehicles whether they are part of a fleet or used solely by one agency be it private or public for its own clients.
- (c) Look at way of coordinating existing fragmented services to improve efficiency.
- (d) Consider methods of -
 - (i) encouraging agencies to share or pool their vehicles via the City's Turn Down Traffic Volume project for more efficient use of existing stock;
 - (ii) encouraging volunteer drivers through innovative programs.
- (e) Develop cost estimates, fare structures, cost sharing formulae, methods of subsidizing users.
- (f) Establishing minimum standard of service.
- (g) Determinations of most suitable vehicles.

We will report back to the Committee before March 1976 on the results of this study."

In response to the Committee's questions, Mrs. S. Anderson of the Social Planning Department advised that the current study is being funded by POSER Funds and that approximately \$3,000 will be spent this year. The Social Planning Department intends to apply to the Federal Government for funding under its Transportation Development Agency of the Department of Transport for a more comprehensive study similar to one which was carried out in Edmonton.

Some members of the Committee questioned whether the Provincial Department of Human Resources, through its Resources Boards should not contribute financially to any further studies in this field. Mrs. Anderson replied it is her understanding the Human Resources Department is awaiting the outcome of the preliminary City study to determine what costs may be involved in a larger scale study.

Following discussion it was

RESOLVED

THAT the Manager's report dated November 28, 1975 on transportation for the elderly and disabled be received for information.

Cont'd . . .

Standing Committee of Council 3
on Community Services
December 4, 1975

RECOMMENDATION

3. Brock House Society - Request
for Interim Operating Funds

The Committee had before it for consideration a Manager's report dated December 4, 1975 (circulated) in which the Director of Social Planning reported in part as follows:

"The Director of Social Planning had recommended that funds from POSER in the amount of \$3,500 be provided to Brock House Society. However, in the opinion of the Deputy Director of Finance, this use is more in the nature of a grant than a POSER expenditure. Therefore, the Director of Social Planning recommends that the Committee approve a grant of \$3,500 to the Brock House Society towards interim operating expenses. These funds to be provided from the Social Planning Department's POSER Budget. New funds are not required."

During discussion of this matter the observation was made by the Committee that the City's involvement in this senior citizen's activity centre was to be limited to acquisition of the property and that it would not be involved in operating costs.

The Chairman advised that POSER Funds usually can be spent by the Social Planning Department without any approval by the Community Services Committee or Council.

A representative of the Director of Finance, referring to a statement in the report that the Society hopes to receive LIP funds totalling \$100,000, suggested this is an optimistic expectation.

The suggestion was made by the Committee that the Resources Board should contribute to this operation but the Chairman of the Committee, who is also Chairman of the Vancouver Resources Board, replied that the Vancouver Resources Board has no funds available.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of \$3,500 to the Brock House Society towards interim operating expenses; these funds to be provided from the Social Planning Department's POSER Budget.

INFORMATION

4. Carnegie Library - Delegation from the
Downtown Eastside Residents' Association

Vancouver City Council at its meeting of November 18, 1975 received the following resolutions and approved the recommendation of the Community Services Committee report dated November 6, 1975:

"A. THAT the Community Services Committee seek a meeting with representatives of the Provincial Department of Recreation and Conservation, the Downtown Eastside Residents' Association and the other organizations included in D.E.R.A.'s proposal to finalize budget arrangements and examine the options available for community recreation use of Carnegie Library as proposed by D.E.R.A.;

Standing Committee of Council 4
on Community Services
December 4, 1975

Clause #4 continued:

- B. THAT the City Manager examine all proposals for the use of the Carnegie Library and report back to the Community Services Committee on the financial aspects and variety of options available;

RECOMMENDED

THAT the memo of Mayor Phillips, dated November 6, 1975, on the Carnegie Library be received for information by Council and that the City in no way consider selling the Carnegie Library and the City-owned property at Main and Hastings Streets."

Council also, at its November 18, 1975 meeting, passed the following motion:

"THAT the City solicit bids for lease of the Carnegie Library for any legal use, it being made clear that the building is a designated heritage structure;

FURTHER THAT these bids be in the hands of the City by the end of January, 1976."

In accordance with the above, the Supervisor of the Property and Insurance Division of the City advertised on November 28 and November 29, 1975 calling for proposals for the lease of the building. The proposal call stipulates the lessee will be required to undertake to repair and retain the exterior appearance of the building and comply in all respects with City By-laws and regulations, including the "Historic Area" Schedule.

In response to a written request from D.E.R.A. dated November 27, 1975 the Chairman agreed to hear D.E.R.A. on this matter at the Committee meeting this date.

Mr. B. Eriksen, President of D.E.R.A., appeared before the Committee and submitted a brief dated December 4, 1975 (circulated) in which D.E.R.A. proposed the City lease the Carnegie Library to D.E.R.A. for one dollar per year for 20 years. The letter indicated D.E.R.A. will raise the necessary money for the renovations to the building.

The Chairman opened discussion on this matter by suggesting that D.E.R.A.'s proposal should be forwarded to the City Manager to be considered with other proposals which will be opened and examined after January 30, 1976.

During discussion it was noted the \$650,000 the City had allocated for renovations to the building was originally in the 1973 budget and was for renovations to the building to provide office space for City and other government agencies and not for a community centre use.

Following further discussion it was

RESOLVED

THAT the submission of D.E.R.A. dated December 4, 1975, be received as an application to lease the Carnegie Library and be referred to the City Manager as a proposal in accordance with the City's call for lease proposals for the Carnegie Library.

The meeting adjourned at approximately 4:05 p.m.

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STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

V 66 764

December 11, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 11, 1975, at 1:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

RECOMMENDATION

1. 1976 Capital Program on
'Pay As You Go' Basis

The Committee had for consideration, a report dated December 8, 1975, (copy circulated) from the Special Committee to Review the 1976-80 Capital Program. The report deals with ways and means of implementing a 'Pay As You Go' plan for essential capital projects, including consideration of priorities to be given projects, in particular over the year 1976, and explaining consideration beyond that, including timing when such projects should proceed.

The Chairman stressed that the proposal before the Committee is for a one year program only and deals with the proposed basic capital program for 1976, the supplementary capital program is still to come. The Special Committee endeavoured to preserve enough flexibility in the program to allow for certain projects that may come up during the year.

The City Engineer presented his concerns on the 'Pay As you Go' plan pointing out shortfalls that would occur over a five year period, as opposed to the benefits of a five year plebiscite, and suggested that some means be found to provide additional capital funding.

The City Manager noted that the restriction placed on street paving under Note #1, regarding a proportionate reduction in the program should not be necessary.

Following further discussion, it was

RECOMMENDED

- (a) That net debt charges in the operating budget be allowed to grow at a rate of 10% over the previous year, commencing in 1976.
- (b) That the 1.5 mills previously included in the operating budget, for capital purposes, be adjusted in 1976 to reflect the fact of the assessment roll being frozen at 1974 levels and therefore 1.85 mills be approved for 1976.
- (c) That \$2,000,000 be provided from the Debt Charges Equalization Fund in 1976, for the purpose of providing capital funds, with the proviso that these funds be replaced if possible from the net proceeds of the disposition of the Harbour Park property. Funds would also be provided from the Fund to support the 10% growth policy related to debt charges.
- (d) That the funds available for the 1976 Supplementary Capital Budget be established at \$3,000,000 and the Basic Capital Budget at \$6,250,000.
- (e) That the 1976 Basic Capital Budget recommended in the Special Committee's report and the sources of funds (see the table) be recommended for approval at an early Council meeting in 1976.

cont'd....

Clause No. 1 continued

- (f) That each department and Board be required to submit the specific details of how they propose to spend their allocated capital funds.
- (g) That the Park Board be directed to not commit any 1976 City Capital funds to the Van Dusen Botanical Gardens without specific Council approval.

The Finance Committee deleted the following recommendation of the Special Committee:

"That the City Engineer reduce his curb and gutter and lane paving projects (City share) proportionately to the reduction of funds provided for Engineering works in total."

FOR COUNCIL ACTION SEE PAGE(S) 278-9

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PART REPORT TO COUNCIL
VEHICLES FOR HIRE BOARD

December 10, 1975

A meeting of the Vehicles for Hire Board was held on Wednesday, December 10, 1975, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Mr. K. Armstrong, Permits and Licenses
Dr. H. Bryson, Director of Permits
and Licenses
Mr. H. Creighton, Financial Analyst
Police Constable Davies, Vancouver
Police Department
Mr. C. Fleming, Director of Legal
Services
Inspector Robertson, Vancouver Police
Department
Mr. L. Ryan, City Manager

CLERK: R. Demofsky

RECOMMENDATION:

1. Taxi Rate Increases

On September 18, 1975, the Vehicles for Hire Board was submitted a request from the Vancouver Taxi-cab Owners Association for an increase in taxi rates. This request was referred to the Director of Finance for report back.

Submitted this day was a City Manager's Report dated November 5, 1975, which is on file in the City Clerk's Office, and stated in part:

"Previous Rate Increases

The more recent taxi rate increases have been as follows:

	<u>March 1972</u>	<u>May 1974</u>	<u>Sept 1974</u>	<u>Proposed 1975</u>
Flag	\$.45	\$.55	\$.65	\$.90
% increase	Nil	22%	18%	33%
Mileage	\$.50	\$.60	\$.60	\$.70
	25%	20%	Nil	17%
Waiting time	\$6.00	\$6.00	\$8.00	\$10.00
	Nil	Nil	33%	25%
Fare for average trip of 3.5 miles	\$2.20	\$2.65	\$2.75	\$3.35
% increase	19%	20%	4%	22%

Impact of Rate Increases on Revenues

It will be noted that the above fare increases are not necessarily converted to equivalent percentage increases in gross revenues because there are a number of economic factors which relate to it. For instance, as the cost of taxi services rise, a proportion of the taxi patrons will switch to another form of transportation which is cheaper to them. Also, with the economic slowdown in Vancouver, Canada and the United States in the last year, the demand for taxi services has decreased. Thus, the Watts Marketing Research Ltd., who are consultants to the V.T.O.A., have estimated that the 24% fare increases in May and September 1974, only boosted revenues for October - December 1974 by 9.3%.

Part Report
Vehicles for Hire Board
December 10, 1975
Previous Consultant Studies

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In June 1974 the City hired the firm, The Thorne Group Ltd., to examine the financial aspects of the taxi industry and to make recommendations on the requested fare increases. They reported that, at the time of their study, the financial operations of the average cab would be as follows for June, 1974 (after reflecting the May rate increase, the change in drivers' remuneration, and costs at the May 1974 level) and for September, 1974 (after reflecting the September rate increase):

	<u>Thorne Data</u>	
	<u>June 1974</u>	<u>September 1974</u>
Revenue	<u>\$32,508</u>	<u>\$33,723</u>
Operating Costs	10,352	10,432
Drivers' Remuneration		
50% of gross	16,254	16,862
fringe 8% of wages	<u>1,224</u>	<u>1,248</u>
	<u>\$27,830</u>	<u>\$28,542</u>
Gross return to owner (before taxes)	<u>\$ 4,678</u>	<u>\$ 5,181</u>

The Thorne Group reported that the cost increases experienced since the last rate increase in 1972 had been fully compensated by the May 1974 rate increase. They advised that the fare increase which was subsequently granted in September 1974 would provide a surplus of \$609, and that this could be justified in terms of the expected diminished revenues occasioned by the expected increase in taxi licenses.

In December/January 1975, the Watts Marketing Research Ltd. conducted an analysis of the financial aspects of the taxi industry for the V.T.O.A. In that report, Watts reported that the average earnings for taxi cabs in 1974 was \$36,942. By adjusting the data to reflect a full year operation on the May 1974 rates, the revenues being earned in June 1974 at an annual rate would be approximately \$38,000 and in September would be approximately \$38,308. Based on the expenditures as at June 1, 1974, as reported in the attachment by Watts, plus estimates of the September, 1974 level of expenditures, the comparable figures to the above figures by the Thorne Group are as follows:

	<u>Based on Watts Data</u>	
	<u>June 1974</u>	<u>September 1974</u>
Revenue	<u>\$38,000</u>	<u>\$38,308</u>
Operating Costs	11,307	11,557
Drivers' Remuneration		
50% of gross	19,000	19,154
fringe - 8% of wages	<u>1,520</u>	<u>1,532</u>
	<u>31,827</u>	<u>32,243</u>
Gross return to owner (before taxes)	<u>\$ 6,173</u>	<u>\$ 6,065</u>

Reported Cost Increases Since June, 1974

In the attached four page document prepared by Watts, it is reported that costs for the average cab have increased by \$4,323 for the period June 1, 1974 to September 1, 1975, and this represents a 38% increase in operating costs. It will be noted that this figure includes an estimate for an increase in car insurance premiums for 1976.

If the data provided by Watts on cost increases was applied to the Thorne Group's financial model of operating costs as determined in June, 1974, the cost increases to September, 1975 for the Thorne data would be \$4,299, which would represent a 42% increase.

As previously noted, there was a rate increase subsequent to the compiling of data in June, 1974, namely in September, 1974 when the fares increased by 4%. The additional revenues thus generated would have been split with 54% going to the drivers, and the balance to offset operating costs and to add to profits. Thus when evaluating the cost increases from June, 1974 to September, 1975, the additional revenue from the September, 1974 rate increase must be deducted.

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After making this deduction, the cost increases, when expressed as a percentage of revenue, would be 11% for the Watts' data and 11.8% for the Thorne data.

Basis for Rate Increase

The issue to be dealt with by the Board is the question of the basis for granting rate increases. Three alternative possible bases would be as follows:

- 1) The rates are to be increased to generate sufficient revenue to meet cost increases
 - this approach links revenues to costs and gives recognition to the impact on revenue of rate increases plus reduced taxi patronage due to higher prices.
- 2) The rates are to increase by a percentage amount equal to the percentage increases in costs
 - this approach links revenue to costs, but makes the assumption that the industry can maintain its volume in the face of higher rates.
- 3) The rates are to increase based on an arbitrary judgment of what is appropriate in view of current economic conditions and expected consumer response.
 - this approach does not attempt to link revenues to costs, but rather takes a broader approach, and gives recognition to the problem that significant rate increases may have a detrimental effect on taxi patronage and, perhaps, total revenues.

It is our opinion that, based on the experience relating to the 1974 fare increases, where a 24% rate increase only increased revenues by 9.3% (conclusion reached by Watts) and under the existing economic conditions, the presently requested rate increases might not fully compensate the taxi owners for the reported cost increases (if volume drops). Further, we do not think it to be a wise policy to attempt to meet this objective because it could result in very high rate increases.

The second option is one whereby the rate increases are proportionate to cost increases. Although we do not strongly support this approach, it is a more determinable approach, and we have adopted a variant of it in the recommendation to this report. The reductions in revenue through consumer response should be met in the long run by growth in the demand and increased efficiency on the part of industry.

The third approach has a greater appeal to us. For one thing, it does not seem appropriate that the City should attempt to maintain the high level of profitability in the industry in the face of an overall economic slowdown. Rather, we are of the opinion that the City should focus on maintaining the volume of taxi patronage. This would be consistent with the long-run interests of the taxi industry, and with the City's transportation policy of discouraging the use of the private automobile. Any short term dip in profits is bound to be recouped in the long-run as economic conditions improve, as long as a significant portion of taxi patrons are not alienated by the high rates.

Another reason for our reluctance to adopt the first two approaches is our lack of confirmation of the data we have on costs and revenues. The two studies conducted by Watts and Thorne have demonstrated significant discrepancies in results. We do not have an opinion as to which has the more correct figures, but it will be noted that the industry's consultant, Watts, reports a significantly higher level of profitability than the Thorne report. A high level of profitability would be consistent with the current high prices for taxi licenses which are reportedly for the two major cab companies in the \$40,000 range.

Further, we note that the reported results by Watts and Thorne represent the average for all cabs, and Watts has stated in an earlier report that there are significant areas for improvement in efficiency.

Requested Rate Increases

The two most pertinent rate increases to be analyzed are the flag and mileage rates. We do not have sufficient data to analyze the impact of the increases in the waiting time or trunk charge, but it is not anticipated to have any significant impact on the "average trip."

The requested increase in the flag rate is from \$.65 to \$.90 and, on the average trip of 3.5 miles, would increase the fare by 9.4% over the levels in June 1974. The requested increase in the mileage rate is from \$.60 per mile to \$.70 per mile and, on the average trip, would increase the fare by 13.2%. Together, the two rate increases would increase the average fare by 22.6% over the levels in June 1974. Once again, it will be noted that total revenues would not necessarily increase by this amount, depending on the reaction of the patrons to the fare increases.

By applying this proposed rate increase to the previously determined revenue figures, the following is a comparison of the increases in revenue and operating costs since June 1974:

	<u>Thorne Data</u>	<u>Watts Data</u>
Revenue increase	8,567	8,659
Operating cost increase	4,379	4,323

Drivers' Remuneration

The Board, in 1974, specified to the V.T.O.A. that the minimum drivers' remuneration would be 50% of the gross revenue (plus tips). With the fringe benefits included, this results in 54% of revenue being applied for drivers' remuneration and the balance for operating costs and profits. The Thorne Group estimated that the increase in drivers' share of revenues from 45% to 50% combined with the 1974 fare increases would result in a 35.3% increase in remuneration to drivers.

If the drivers were to share in the revenue increases contemplated with these rate increases this would mean that the owner's costs would increase significantly. The following is a comparison of the additional revenues (as shown above) and the additional costs (with the drivers sharing in the additional revenues):

	<u>Thorne Data</u>	<u>Watts Data</u>
Revenue increase	<u>8,567</u>	<u>8,659</u>
Cost increase - operating	4,379	4,323
- drivers	<u>4,626</u>	<u>4,676</u>
	<u>9,005</u>	<u>8,999</u>

This would suggest that the requested rate increase would not fully compensate the owners for their cost increases since June 1974 if the drivers' share in the increased revenues on the basis presently required by the Board. If the drivers were to fully participate in the increased rates, it would mean that their remuneration would increase by 21.8% (assuming volume constant). This increase would be above the Federal wage guidelines of 8% to 10%.

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Alternative Rate Increase and Driver Participation

One alternative would be to grant a rate increase which would compensate the owners for the cost increases and grant the drivers a 10% increase in remuneration. This would require a change in the drivers' rate of participation from 50% to 47.25%.

The rate increase would be as follows:

	<u>Present</u>	<u>Proposed</u>
Flag	\$.65	\$.75
% increase		15%
Flag plus initial 1/6 mile	(.75)	
Flag plus initial 1/7 mile		(.85)
Mileage	.60	.70
% increase		17%
Fare for average trip	2.75	3.20
% increase		16%

Based on the Watts data, this would produce an increase of \$6,437 over the June 1974 level. Of that amount, \$2,068 would go to the drivers which would be a 10% increase over the level of earnings in September 1974. The balance of \$4,369 would go to the owners and would compensate them for their cost increases.

Recommendations

It is RECOMMENDED that the taxi rates be increased to the following levels:

- for the first one-seventh mile or fraction thereof \$.85
- for each additional one-seventh mile or fraction thereof \$.10

If the first recommendation is approved, then it is further RECOMMENDED that the driver's minimum share of gross revenues be reduced from 50% to 47.25%.

Mr. H. Creighton, Financial Analyst, reviewed the above City Manager's Report with the Board.

During the ensuing discussion the City Manager noted the three approaches which could be used as a basis for rate increases (outlined in above report). When discussing the first two points he noted that sufficient statistical information on costs and revenues was not available to implement these, therefore, the basis for the final recommendations was outlined in point number three. The recommendations fall within Federal wage guidelines.

Mr. J. Dawson, President of the Vancouver Taxi-cab Owners Association, was present and advised that he was concerned about the drivers' decrease in commissions and requested that the drivers' 50% commission be retained. Also that the original rate increase request submitted by the VTOA be approved. He advised that the 22% outlined in the above City Manager's Report would not net a large enough increase to cover a 50% commission to the drivers. Decreasing drivers' commissions would create labour problems among taxi drivers. He suggested that taxi rate structures be standardized in all surrounding municipalities.

He quoted from a section of the Federal wage guidelines, which stated:

"If an employer can demonstrate that he cannot attract or hold workers at existing wages and that an increase above the guidelines is necessary, the employer will not be regarded as having breached the guidelines."

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He concluded that the taxi industry does not fall under the Federal wage guidelines. Presently 50% of the drivers are permanent, with the optimum being approximately 75% due to the seven day work week. Mr. T. Scarr reiterated that the taxi industry does not fall within the Federal Government wage guidelines.

Mr. Dawson further noted that the reported 22% increase to compensate cost increases and thus leave their profit the same would only be reality if the taxi patron volume was constant. However, for both economic reasons, and improvements in the bus service, this volume was decreasing.

Mrs. J. Wood, representing the Vancouver Taxi-cab Driver Employees Association confirmed the concerns expressed by Mr. Dawson, that decreasing the drivers' commission would cause labour problems among drivers, and requested that the original taxi increase rate requested by the VTOA be granted.

The Chairman advised that a fair payment to the taxi drivers would be approximately \$5.00 per hour. Mr. Dawson advised that if the rate increase outlined in the above City Manager's Report was granted, it would yield approximately \$4.00 per hour to the drivers.

The Director of Permits and Licenses suggested that the rate increase, as requested by the VTOA, was not unreasonable. Further that the VTOA should be encouraged to improve the quality of drivers. To assist the City in getting better service the drivers should be given a 50% commission.

The Chairman expressed approval of the above points and suggested that from January 1, 1976, the City should compile as much information on earnings of taxi drivers as possible. Mr. Dawson advised that approximately 80% of all taxi drivers are drivers only, and do not own cars. This 80% segment would provide a reasonable basis from which to derive the required information. Mr. Creighton suggested that the taxi industry could do a survey and base this information on trip sheets, and submit this information for the future knowledge of the Vehicles for Hire Board. Mr. Dawson advised that the taxi industry would co-operate with this in every way.

Following further discussion on this matter, it was,

RECOMMENDED,

THAT the following taxi rate increases be approved, effective January 1, 1976:

	<u>RATE</u>
1) Flag	\$.90
Flag plus initial 1/6 mile)	(1.00)
Flag plus initial 1/7 mile)	
2) Mileage (per mile)	.70
3) Waiting time (per hour)	10.00
4) Charge for carrying trunk	2.00
5) Special rate from Exhibition Park to downtown Vancouver	1.25

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PART REPORT TO COUNCIL

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VIII

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

December 11, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 11, 1975, at 1:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

RECOMMENDATION

1. Strathcona Community Centre Extension

The Committee had for consideration, a letter dated December 5, 1975, from the Central Mortgage & Housing Corporation together with background material relevant to this matter attached to a memorandum dated December 4, 1975, from the Planning Department. (On file in the City Clerk's Office).

On June 17, 1975, City Council, when dealing with a Manager's report dated June 13, 1975, passed the following motion:

"THAT the City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by \$62,500 and \$125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals."

The CMHC, in their letter of December 5, 1975, confirm that \$125,000 of the 1975 allocation of N.I.P. funds is designated exclusively for the Strathcona Community Centre.

The Chairman noted that the Federal funds of \$125,000, together with \$62,500 City funds (already allocated by Council on September 24, 1975), and \$62,500 Provincial funds, will bring the total funds approved for the Strathcona Community Centre extension to \$250,000.

Following discussion, it was

RECOMMENDED

- (a) That in view of the letter from CMHC dated December 5, 1975, Council now approve that the Strathcona Community Centre extension proceed;
- (b) That the letter from CMHC and background material be received.

2. Development Permit Board - Budget in Advance of 1976, Plus 1975 Budget

The Committee had for consideration, a Manager's report dated November 27, 1975, (copy circulated) detailing the Development Permit Board's budget requests, in advance of the 1976 budget, totalling \$5,025 for 1976, and remaining 1975 expenses totalling \$555.00.

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Clause No. 2 continued

The City Manager questioned the amount of \$3,224 for overtime, and the Planning Department advised that the amount of \$2,000 listed for senior planners would not likely be asked for by the senior planners involved, however, the junior staff would claim overtime. In addition, it is expected that the full Development Permit Board budget will be recoverable through the Development Permit fee structure.

Following further discussion, it was

RECOMMENDED that Council approve the Development Permit Board budget for 1975, in the amount of \$555.00, and for 1976, in the amount of \$5,025 in advance of the 1976 budget.

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The meeting adjourned at approximately 3:00 p.m.

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